

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 10, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford,
Gerard, Gibson, Harcourt,
Kennedy, Marzari and Puil

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Reverend Walter A. Lexvold, Pastor of Dunbar Lutheran Church, Vancouver.

APPRECIATION

The Council expressed appreciation to the Park Board for the flowers displayed in the Council Chamber, on the occasion of the first Council Meeting of 1978.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Marzari

SECONDED by Ald. Ford

THAT the Minutes of the Regular Council Meeting of December 13, 1977, be adopted, after deleting Alderman Ford's name as the Mover of the motion re'Development Permit Application - Point Grey Road' on page 5, and inserting in lieu thereof the name of Alderman Brown.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

SECONDED by Ald. Gerard

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Mid-Term Report - Mayor.

The Mayor presented his mid-term report entitled "The Year Ahead", which commented, briefly on some events and decisions over the past year, as well as his concerns and expectations for the coming year on various matters.

Recommendations contained in the Mayor's report will be considered at a future Council meeting, or by the appropriate Standing Committee.

COMMUNICATIONS OR PETITIONS (Cont'd)Appointments to Standing Committees,
Boards and Commissions.

MOVED by Ald. Puil

THAT the following recommendations of the Mayor, as contained in his mid-term report, on appointments to Standing Committees, Boards and Commissions, be approved:

- the re-appointment of the Chairmen, Vice-Chairmen, and members of the Standing Committees on Transportation, Community Services, and Planning and Development;
- the appointment of Alderman May Brown as Chairman of the Standing Committee on Finance and Administration, Alderman George Puil as Vice-Chairman, and the re-appointment of Aldermen Gibson, Gerard and Marzari as members of that Committee;
- the re-appointment of the members of Council who have served this past year as directors of the P.N.E.; that is - Aldermen Bellamy, Brown, Gerard, Gibson and Puil;
- the re-appointment of the members of Council to their same positions who served as alternates to the regular members of the G.V.R.D.;
- for 1978, the re-appointment of the members of Council to their same positions who have served as Council representatives on various Public Boards and Commissions.'

- CARRIED UNANIMOUSLY

Deputy Mayors - 1978

The Council noted a communication, dated January 6, 1978 from the Mayor, concerning the appointment of Deputy Mayors for 1978.

After amending the schedule, it was

MOVED by Ald. Bellamy

THAT the following roster for Deputy Mayors for 1978, be approved:

JANUARY	-	ALD. HARCOURT
FEBRUARY	-	ALD. BROWN
MARCH	-	ALD. MARZARI
APRIL	-	ALD. BELLAMY
MAY	-	ALD. FORD
JUNE	-	ALD. PUIL
JULY	-	ALD. GIBSON
AUGUST	-	ALD. GERARD
SEPTEMBER	-	ALD. KENNEDY
OCTOBER	-	ALD. RANKIN
NOVEMBER	-	ALD. HARCOURT
DECEMBER	-	ALD. MARZARI

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Illegal Suite at
3579 West 18th Avenue

MOVED by Ald. Puil
THAT the request of Mr. W.A. Wendland, as contained in his letter of December 12, 1977, to appear before Council as a delegation on an illegal suite at 3579 West 18th Avenue, be approved.

- CARRIED UNANIMOUSLY

Parking Problems -
1903-09 West Broadway

MOVED by Ald. Kennedy
THAT the request of Mr. W.A. Street, as contained in his letter of December 12, 1977, to address Council on the matter of parking problems at 1903-09 West Broadway, be approved.

- CARRIED UNANIMOUSLY

Request for By-law Amendment re
Bridges and Views therefrom

MOVED by Ald. Kennedy
THAT the request of the Community Arts Council, as contained in its letter of December 14, 1977, to appear before Council on the matter of views from bridges, be approved.

- CARRIED UNANIMOUSLY

Resignation - Archives
Advisory Committee

In a letter dated December 20, 1977, the City Clerk advised that Mr. Chuck Bayley had resigned from the Archives Advisory Committee due to pressure of various activities on his time.

MOVED by Ald. Kennedy
THAT the memorandum from the City Clerk be received and an appropriate letter of appreciation be forwarded to Mr. Bayley.

- CARRIED UNANIMOUSLY

Vacancy: North Fraser
Harbour Commission

Council noted a memorandum, dated December 20, 1977, from the City Clerk, in which he advised that Mr. K.F. Fraser, who represented the municipalities of Burnaby, Richmond and Vancouver on the North Fraser Harbour Commission, had recently passed away. The memorandum referred to a letter, dated December 16, 1977, received from the North Fraser Harbour Commission advising that Mr. Fraser's term on the Commission was due to expire on January 13, 1978. The appointment to this vacancy is required to be made within sixty days of January 13, 1978.

MOVED by Ald. Kennedy
THAT condolences be extended to the family of the late Mr. K. F. Fraser.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Vacancy: North Fraser
Harbour Commission (Cont'd)

MOVED by Ald. Ford

THAT the Mayor and Alderman Kennedy be authorized to bring forward names for Council consideration, in respect of the vacant position on the North Fraser Harbour Commission.

- CARRIED UNANIMOUSLY

Request for Sponsorship of Reception,
Luncheon or Dinner at Annual General
Assembly of World Airlines Clubs.

Under date of November 14, 1977, the Vancouver Interline Club submitted a letter advising that its 11th Annual General Assembly will take place in Vancouver from October 8 - 14, 1978. As 500 delegates from around the world will be attending, Council was requested to assist in sponsoring a reception, luncheon or dinner.

MOVED by Ald. Brown

THAT the aforementioned letter be received and no further action be taken on this request.

- CARRIED UNANIMOUSLY

Task Force - Government
Cost-sharing - Policing

In a letter dated December 19, 1977, the Reverend R. A. Burrows, of the B.C. Police Commission, advised that a Task Force had been created by the Provincial Government to examine the entire area of cost-sharing among Municipal, Provincial and Federal Governments in matters of policing. The terms of reference for the Force was attached. Reverend Burrows advised that it is planned to meet with representatives of Municipalities to discuss issues, problems and concerns relating to policing costs.

MOVED by Ald. Brown

THAT the aforementioned letter be noted and filed for information.

- CARRIED UNANIMOUSLY

Unemployment Problems - Establishment
of Capital/Winter Works Program

Council noted a letter from Mr. Ed. Broadbent, Leader of the New Democratic Party, expressing concern on the growing unemployment problem and proposing that a Capital Works Program be introduced immediately. Mr. Broadbent also attached and requested support for a resolution passed by the Borough of Etobicoke Council on November 22, 1977, as follows:

'THAT the Borough Council request the Federal Government to consider implementation of a type of municipally supervised Winter Works Incentive Program which (a) could be implemented without delay by municipalities across Canada, that is, would not be restricted to the extent of requiring much detailed information on individual projects, not require submission of all projects from municipalities all across Canada prior to approval of any, (b) would be sufficiently generous with subsidies to encourage maximum participation as much flexibility in the types of projects that may be approved keeping in mind that the prime objective should be to provide work for people of varying skills who are presently listed with Canada Manpower as unemployed.

Cont'd.....

Regular Council, January 10, 1978. 5

COMMUNICATIONS OR PETITIONS (Cont'd)

Unemployment Problems - Establishment
of Capital/Winter Works Program

MOVED by Ald. Harcourt

THAT the foregoing resolution be endorsed;

FURTHER THAT the Government be requested to make provision in such programs for payment of wages on prevailing Union scales.

- CARRIED UNANIMOUSLY

The Mayor directed that the City Manager prepare a report in respect of other types of projects for such programs, which the City should request the Federal Government to consider.

Point Grey Road - Building Line

In a letter dated December 20, 1978, the Park Board submitted the following extract from its minutes of December 19, 1977, on Point Grey Road Building Lines.

"RESOLVED

THAT the Board of Parks and Recreation request City Council to instruct the Director of Legal Services to proceed as soon as possible to make application under the Special Surveys Act, on behalf of the City, to the Attorney General for a special survey to be conducted and subdivision plan #229 be revised in accordance therewith to establish the legal northern boundaries of lots 7 - 16, Block 3, D.L. 540, Group 1, N.W.D. Plan 229."

MOVED by Ald. Puil

THAT the Director of Planning be instructed to draft an amendment to the Zoning and Development By-law to establish base lines on waterfront lots in residential areas, for the purpose of setting a floor space ratio.

- CARRIED UNANIMOUSLY

Englesea Lodge -
2046 Beach Avenue

MOVED by Ald. Kennedy

THAT, as requested in a letter dated December 29, 1977, a delegation representing tenants of Englesea Lodge be permitted to address Council with reference to the future of Englesea Lodge.

- CARRIED UNANIMOUSLY

G.V.R.D: Meeting with Council
re Industrial Development.

In a letter dated December 15, 1977, Mayor Blair of Richmond, Chairman of the G.V.R.D. Sub-Committee on Industrial Job Targets and Development Proposals, requested an informal meeting with Council to discuss Industrial Development. Reference was also made to G.V.R.D. reports which were attached to the letter.

MOVED by Ald. Gerard

THAT the aforementioned letter be received and a meeting, as proposed, be arranged.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)Strata Title Conversion -
"The Huntington"

Council noted a letter dated December 18, 1977, from the tenants of "The Huntington" requesting to appear as a delegation to present arguments in opposition to the proposed conversion of the property under the Strata Title Act. Council, on November 29, 1977, had approved this conversion.

Council also noted a memo from the Director of Legal Services advising that Council, under normal circumstances, cannot cancel such approval, except if the decision was founded on misinformation, deceit or other circumstances which would amount almost to a fraudulent application before Council.

MOVED by Ald. Harcourt

THAT the delegation request be granted at an appropriate time.

- CARRIED UNANIMOUSLY

Reappointment of Special Committees

In a memo dated January 6, 1978, the City Clerk submitted a number of special committees to be reappointed for 1978, with the personnel to be appointed by the Mayor.

MOVED by Ald. Brown

THAT the following special committees be reappointed for 1978, with the personnel to be appointed by the Mayor, after eliminating reference to the Special Task Force re Stanley Park Entrance, Coal Harbour and Harbour Park, as referred to in the City Clerk's memo:

FURTHER THAT the subject matters considered by this former Task Force, be referred to the Planning and Development Committee:

CONTROL OF SOLICITING FOR CHARITY

Mayor)	
Chief License Inspector)	With Power to Add
Director of Legal Services)	and Power to Act

ENTERTAINMENT & CIVIC RECOGNITION

City Clerk)	
Executive Secretary to Mayor)	With Power to Act

JOINT COMMITTEE OF COMMUNITY RECREATION & LEISURE ACTIVITIES

Two Aldermen
Two representatives of Park Board
Two representatives of School Board

REMEMBRANCE DAY OBSERVANCE COMMITTEE

One Alderman
Members of Various Veterans' Organizations
and Canadian Armed Forces
Representative of Engineering Department
Representative of Police Department

COUNCIL COMMITTEE ON THE ARTS

Three Aldermen
Ten private citizens

COUNCIL COMMITTEE ON THE DISABLED

Two Aldermen
Nine private citizens

PROPERTY ENDOWMENT FUND BOARD

Mayor
Two Aldermen
City Manager
Director of Finance

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS (Cont'd)

Appointment of Civic Chaplain -
January and February, 1978

MOVED by Ald. Gerard

THAT, as recommended by the Mayor in his letter of January 6, 1978, the Reverend W.A. Lexvold, Pastor of the Dunbar Lutheran Church, be appointed Civic Chaplain for the months of January and February, 1978.

- CARRIED UNANIMOUSLY

Sale of Beer at Pacific Coliseum
during Hockey Games

A letter dated January 5, 1978 from the President of the Pacific National Exhibition was noted, requesting further consideration of the application for approval of the sale of beer at the Coliseum during Canuck Hockey Games. Plans for the sale of beer were detailed.

MOVED by Ald. Gerard

THAT the aforementioned communication from the President of the Pacific National Exhibition, be received.

- (deferred)

MOVED by Ald. Gibson

THAT this whole matter be deferred for twelve months from November 22, 1977, the date when Council refused the P.N.E's last application.

- CARRIED

(Ald. Bellamy, Brown, Puil and the Mayor opposed)

CITY MANAGER'S & OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
JANUARY 6, 1978

Works and Utility Matters
(January 6, 1978)

The Council considered this report, which contains ten clauses, identified as follows:

- Cl. 1. Closure of 14-Foot Strip of Road Adjacent to 2869 West 5th Avenue.
- Cl. 2. Closure of 7-Foot Strip of Road Adjacent to 2341 East 33rd Avenue.
- Cl. 3. Automatic Protection for Crossing of Hudson Street over V. & L.I. Railway South of Marine Drive.
- Cl. 4. Tender No. 39-77-9 - Automobiles.
- Cl. 5. Puget Drive/16th Avenue: Flooding.
- Cl. 6. Local Improvements in Mount Pleasant N.I.P. Area - Relief to Prior Projects.
- Cl. 7. Tender No. 35-77-6 16' -0 Tractor-Hoe-Loaders.
- Cl. 8. Cement Lining - 16th Avenue, Sasamat Street, Kerr Street. Contract No. 776.
- Cl. 9. Watermain Construction - Langara Development Contract No. 778.
- Cl.10. Tender Awards.

Clauses 1 - 10 inclusive

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, 7, 8, and 9, be approved, and clause 10 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Social Service & Health Matters
(January 6, 1978)

Amendments to By-law No. 4162 -
A By-law Relating to the Operation and
Maintenance of the Cemetery
(Clause 1)

MOVED by Ald. Gerard

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(January 6, 1978)

The Council considered this report, which contains seven clauses, identified as follows:

- Cl. 1. Photographic Kiosks - Allied Photo Services Ltd.
- Cl. 2. Proposed Rezoning at S/W Corner of 16th Avenue and Burrard Street, Lot 1 Blk 488, D.L. 526, Plan 4502.
- Cl. 3. Kensington N.I.P. Terms of Reference for Citizens' Committee.
- Cl. 4. Husky Oil Operations Ltd. - 1291 East Hastings Street.
- Cl. 5. Champlain Heights - Enclave Sixteen.
- Cl. 6. Champlain Heights Enclave 3.
- Cl. 7. Provincial Government Complex - Street Tree Planting.

Photographic Kiosks -
Allied Photo Services Ltd.
(Clause 1)

MOVED by Ald. Harcourt

THAT this clause be referred to the Standing Committee on Planning and Development for consideration.

- CARRIED UNANIMOUSLY

Proposed Rezoning at S/W Corner of
16th Avenue and Burrard Street
(Clause 2)

MOVED by Ald. Kennedy

THAT this clause be deferred, pending the hearing of the delegation from G. Elmitt Construction Ltd., as requested.

- CARRIED UNANIMOUSLY

Kensington N.I.P. Terms of
Reference for Citizens' Committee
(Clause 3)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Husky Oil Operations Ltd., -
1291 East Hastings Street
(Clause 4)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

Clauses 5 and 6

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in clause 5 of this report, be approved, and Clause 6 be received for information.

- CARRIED UNANIMOUSLY

Provincial Government Complex
Street Tree Planting
(Clause 7)

MOVED by Ald. Kennedy

THAT the scheme acceptable to the Provincial Government using Red Sunset Maple (*Acer Rubrum*) be approved.

- (carried)

(Ald. Brown and Gibson opposed)

MOVED by Ald. Gibson

THAT this clause be referred for the consideration of the Planning and Development Committee for report to an early meeting of Council.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Marzari, Puil
and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Kennedy was put and CARRIED

MOVED by Ald. Brown

THAT the policy of tree planting in the Downtown area be referred to the Planning and Development Committee for review and report back.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Planning and Development
(December 15, 1977)

Rezoning Application -
14th Avenue & Nootka Street
(Clause 3)

In considering this clause, Alderman Ford advised that the Special Committee of Council on the Disabled discussed this particular matter at a meeting on January 9, 1978 and, although it agreed generally with the Director of Planning's statements, the Committee is requesting Council to proceed to Public Hearing on the matter.

MOVED by Ald. Harcourt

THAT the recommendation of the Standing Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Brown and Puil opposed)

The Council recessed at 3:50 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 5:05 p.m., with Mayor Volrich in the Chair and the same Members present.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(January 6, 1978)

Rail Rationalization
(Clause 1)

MOVED by Ald. Kennedy

THAT this clause in the City Manager's report, be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(January 6, 1978)

The Council considered this report, which contains eight clauses, identified as follows:

- Cl. 1. Vancouver Museums and Planetarium - Annual Operating Grant.
- Cl. 2. Investment Matters (Various Funds) November 1977
- Cl. 3. Grants in Lieu of Vancouver City, B.C. Assessment Authority, School District, Municipal Finance Authority, and Greater Vancouver Regional District Tax Levies.
- Cl. 4. Authority to Invest Funds.
- Cl. 5. Annual Financial Authorities.
- Cl. 6. Local Improvement Procedure By-law - Amendment.
- Cl. 7. Civic Grant Request - Variety Club International.
- Cl. 8. City Hall Elevators and Elevator Maintenance.

Vancouver Museums and Planetarium -
Annual Operating Grant
(Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Puil opposed)

Investment Matters (Various Funds)
November 1977
(Clause 2)

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Grants in Lieu of Tax Levies.
(Clause 3)

MOVED by Ald. Marzari

THAT grants in lieu of taxes in the total amount of \$18,499.48 as detailed in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Authority to Invest Funds
(Clause 4)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained
in this clause, be approved.
- CARRIED UNANIMOUSLY

Annual Financial Authorities
(Clause 5)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained
in this clause, be approved.
- CARRIED UNANIMOUSLY

Local Improvement Procedure By-law - Amendment
(Clause 6)

MOVED by Ald. Brown
THAT the recommendation of the City Manager as contained
in this clause, be approved.
- CARRIED UNANIMOUSLY

Civic Grant Request -
Variety Club International
(Clause 7)

MOVED by Ald. Kennedy
THAT a grant of \$4,445, equal to the rental only of the Queen
Elizabeth Theatre be approved to the Variety Club International
in respect of its Telethon to be held February 11 and 12, 1978.
- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

City Hall Elevators and
Elevator Maintenance
(Clause 8)

MOVED by Ald. Marzari
THAT this whole matter be referred to the Finance and
Administration Committee and the City Manager report to that
Committee on the various financial implications involved.
- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)B. Capilano Stadium Renovation

The Council considered a report dated January 5, 1978 from the City Manager concerning Capilano Stadium renovations. A letter dated January 10, 1978 was also noted, in which the Park Board requested City Council to advance \$191,000 of Park Board 1978 supplementary capital funds for field lighting requirements at Capilano Stadium.

A letter was also received from the Tourist Bureau, urging favourable consideration of the rehabilitation plans, in order to support professional baseball.

Mr. Harry Ornest, representing the ownership, addressed Council in support of his plan, and representation was also heard from the Park Board.

MOVED by Ald. Harcourt

THAT \$350,000 be allocated out of the 1978 Supplemental Capital Budget, with \$191,000 of this amount being expended from the Park Board allocation, and that the City Engineer report to the Transportation Committee on the matter of parking arrangements;

FURTHER THAT a contract with Mr. Ornest be drawn up to the satisfaction of the Director of Legal Services, and than any option to renew the lease be subject to renegotiating terms of the lease.

- (carried)

(Ald. Marzari and the Mayor opposed)

MOVED by Ald. Marzari

THAT this matter be deferred for one week to enable the administration to submit information available on the supplementary capital projects in order that Council can examine its priorities before making a decision on Capilano Stadium.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Puil, and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Harcourt was put and CARRIED.

Property Matters
(January 6, 1978)

The Council considered this report, which contains six clauses, identified as follows:

- Cl. 1. Consent to Assignment of Lease.
- Cl. 2. Lease Renewal of Waterlot #7122 from North Fraser Harbour Commission and Sublease to Rivotow Marine Ltd.
- Cl. 3. Earthquake Insurance - False Creek. Je Maintiendrai Home Society.
- Cl. 4. Assignment of Lease by H. Haebler Co., Ltd., to Laurel Park Investments Ltd.
- Cl. 5. Rent Review - City Lot S.E. Corner of Terminal Avenue and Columbia-Quebec Connector.
- Cl. 6. Renewal of Lease - Portion of Heatley Avenue under the Heatley Overpass.

MOVED by Ald. Marzari

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, and 6, of this report, be approved.

- CARRIED UNANIMOUSLY

Prior to consideration of Clause 4,
Alderman Harcourt advised that he is an interested party in this development, as he will be a tenant. The Mayor ruled there was no conflict of interest.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

- C. Greater Vancouver Floating Home
Co-operative. False Creek -
Area 6 - Phase 1, Amendment
to Sub-lease.

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained
in this report, be approved.

- CARRIED UNANIMOUSLY

- D. Assessment: Business Tax
Appeals in Relation to
NHB Piers.

The Council considered a report, dated January 6, 1978,
submitted by the Director of Legal Services on Business Tax
Appeals in Relation to NHB Piers.

RESCINDED
SEE PAGE 68

MOVED by Ald. Marzari

THAT the recommendation of the Director of Legal Services
as contained in his report dated January 6, 1978, be approved.

- CARRIED UNANIMOUSLY

Regular Council, January 10, 1978 14

STANDING COMMITTEE AND OTHER REPORTS

I. Report of Standing Committee on
Planning and Development.
(December 15, 1977)

The Council considered this report, which contains eight clauses, identified as follows:

- Cl. 1. Status of Major Development Permit Applications.
- Cl. 2. Status of Rezoning Applications.
- Cl. 3. Rezoning Application - 14th Avenue and Nootka Street.
- Cl. 4. A Study to Determine Development Policies for Kingsway.
- Cl. 5. Proposed Rezoning at 3090 Kingsway.
- Cl. 6. Office Development in C-2 Districts.
- Cl. 7. Kitsilano Local Area Planning Programme Summary.
- Cl. 8. Kitsilano N.I.P. - Nasaika Housing Co-operative.

Clauses 1, 2, 4 and 7

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in
Clauses 1, 2, 4 and 7 be approved.

- CARRIED UNANIMOUSLY

Rezoning Application -
14th Avenue & Nootka Street
(Clause 3)

For Council action on this Clause, see page 9.

Proposed Rezoning at 3090
Kingsway (Clause 5)

MOVED by Ald. Harcourt,

THAT the recommendation of the Committee contained in
this Clause be approved.

- LOST (tie vote)

(Aldermen Bellamy, Gerard, Harcourt, Kennedy and
the Mayor opposed)

MOVED by Ald. Bellamy,

THAT the rezoning application in respect of 3090 Kingsway
be referred to a Public Hearing.

- LOST (tie vote)

(Aldermen Brown, Ford, Gibson, Marzari and Puil opposed)

Office Development C-2
Districts (Clause 6)

MOVED by Ald. Marzari,

THAT the Director of Planning be requested to give a report
reference to Council on the subject matter of this Clause.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt,
Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Harcourt,

THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, January 10, 1978 15

STANDING COMMITTEE AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Planning and Development,
December 15, 1977 (cont'd)

Kitsilano N.I.P. - Nasaika Housing
Co-operative (Clause 8)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in
this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

II. Report of Council Committee
on the Arts,
January 4, 1978

Carnegie Library Mural on
Hoarding (Clause 1)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in
this Clause be approved.

- CARRIED

(Aldermen Bellamy, Gerard and Puil opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4984
BEING THE NOISE CONTROL BY-LAW.

MOVED by Ald. Marzari
SECONDED by Ald. Gerard
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari
SECONDED by Ald. Gerard
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, January 10, 1978 16

MOTIONS

1. Proposed Charter Amendment re Zoning Changes

Council on December 13, 1977, considered a letter dated December 9, 1977, from the Mayor in which he recommended a Charter amendment to provide that any By-law involving change of zoning shall require a majority vote of at least two-thirds of members of Council, similar to the provisions in the Municipal Act.

The Mayor requested and Council agreed that his recommendation be amended by adding the word "present" after the word "Council".

MOVED by Ald. Ford,

SECONDED by Ald. Kennedy,

THAT the foregoing recommendation of the Mayor, as amended this day, be approved.

- CARRIED

(Aldermen Gerard, Harcourt and Marzari opposed)

2. Harbour Park Site

MOVED by Ald. Harcourt,

SECONDED by Ald. Ford,

THAT WHEREAS City Council and the Park Board have agreed to a public use and open space concept for the Harbour Park site;

AND WHEREAS Council will shortly be preparing a detailed public use and open space concept for the Harbour Park site;

AND WHEREAS in October, 1973, the voters authorized the purchase of only ten of the fourteen acres of Harbour Park for \$2.2 million;

THEREFORE BE IT RESOLVED THAT a plebiscite take place on election day November, 1978, asking the voters to approve either:

- (a) the detailed public use and open space concept; or
- (b) a higher density commercial-residential usage along with public use and park facilities (which will recoup a major share of the civic monies expended to date).

- LOST

(Aldermen Bellamy, Brown, Gerard, Gibson, Kennedy, Marzari, Puil and the Mayor opposed)

3. Sale of Alcoholic Product (Wonder Wine) in Supermarkets

At the Council meeting on December 13, 1977, Notice was called on a motion by Alderman Marzari with respect to the sale of an alcoholic product in supermarkets.

With the permission of Council, Alderman Marzari amended her motion and it was therefore

MOVED by Ald. Marzari,

SECONDED by Ald. Gibson,

THAT the Premier and Minister of Consumer Affairs be informed of Council's concern that there is a synthetic wine-making product on sale in City supermarkets which can be very simply turned into an alcoholic beverage, and request the Provincial Government to take appropriate action to ban the sale of such products in retail stores.

- CARRIED UNANIMOUSLY

Regular Council, January 10, 1978 17

ENQUIRIES AND OTHER MATTERS

Alderman Puil -
'Sandwich' Boards on Sidewalks

raised the problem of
'sandwich' boards obstructing
City sidewalks. The City
Clerk reported that a report
from the Administration to
the Transportation Committee
is expected soon. The
Alderman asked the Mayor to
expedite the matter.

Alderman Puil -
Leave of Absence

requested leave of absence from
Council and Committee meetings
from January 23rd to January
27th, 1978, inclusive.

MOVED by Ald. Ford,
SECONDED by Ald. Brown,
THAT Alderman Puil be granted leave of absence from
January 23rd to January 27th, 1978, inclusive.

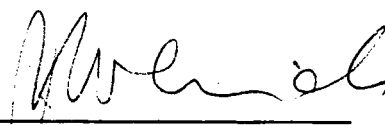
- CARRIED UNANIMOUSLY

- - - - -


The Council adjourned at approximately 7:15 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting
of January 10, 1978, adopted on January 17, 1978.



MAYOR



CITY CLERK

MANAGER'S REPORT, JANUARY 6, 1978 (WORKS: A1 -1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of 14-Foot Strip of Road Adjacent to 2869 West 5th Avenue

The City Engineer reports as follows:

"The south 14 feet of Subdivision 'C' except the north 4 feet of Lots 19 and 20, Block 30, D.L. 192, situated on the north side of 5th Avenue between Bayswater and Macdonald Streets was established for street when it was planned to widen this portion of 5th Avenue. Present planning is for 5th Avenue to remain 66 feet in width. The 14-foot strip is no longer required for road and the abutting owner has made application to acquire the area.

I recommend that the south 14-foot of Subdivision 'C' except the north 4 feet, now lane, of Lots 19 and 20, Block 30, D.L. 192, be closed, stopped up and conveyed to the owner of the remainder of abutting said Subdivision "C" subject to the following conditions:

- (i) The value of the 14-foot strip to be \$100 in accordance with the recommendation of the Supervisor of Properties and Council policy.
- (ii) The 14-foot strip to be consolidated with the remainder of Subdivision 'C'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of 7-Foot Strip of Road Adjacent to 2341 East 33rd Avenue

The City Engineer reports as follows:

"The south 7 feet of Lot 6, Block 'J', D.L. 393, situated on the north side of 33rd Avenue east of Victoria Drive was established for road when it was planned to widen this portion fo 33rd Avenue. Present planning does not require a wider street than the present 66 feet. The 7-foot strip is no longer required for road purposes. The abutting owner has requested the strip be released and sold to him.

I recommend that the south 7 feet of Lot 6, Block 'J', D.L. 393, be closed, stopped up and conveyed to the owner of the remainder of Lot 6 subject to the following conditions:

- (i) The value to be placed on the stip to be \$100 in accordance with the recommendation of the Supervisor of Properties and Council policy.
- (ii) The 7-foot strip be consolidated with the remainder of Lot 6."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Automatic Protection for Crossing of Hudson Street over V.&L.I. Railway South of Marine Drive

The City Engineer reports as follows:

"Hudson Street crosses over the V. & L.I. Railway at grade south of Marine Drive. Existing protection consists of stop signs located on each side of the track. Traffic has increased at this location and recent developments restrict the view, such that it is felt that automatic crossing protection should be installed to ensure safety and convenience to the public.

An application must be made to the Canadian Transport Commission for an order to do this work. The local CTC representative has stated that up to 80% of the cost could come from the Railway Grade Crossing Fund and a further 7½% from the railway company. This would leave the City's share at 12½% of an estimated \$50,000 (\$6,250) which is included in the 1978 Traffic Signal Program.

cont'd.....

Clause No. 3 continued:

I recommend that:

- (i) The Director of Legal Services be instructed to apply to the CTC for automatic crossing protection at this location and a contribution towards cost of installation.
- (i) The City Engineer be authorized to sign plans on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

4. Tender No. 39-77-9 - Automobiles

The City Engineer, Purchasing Agent and Chief Constable report as follows:

"Tenders for the above were opened on November 21, 1977 and referred to the City Engineer, Purchasing Agent and Chief Constable for report.

Funds for these purchases are provided in the 1977 General Revenue Budget.

The bid numbers refer to the order of the bids in ascending order of price. A working copy of the tabulation is on file in the office of the Purchasing Agent. This report deals with Items 1 and 3 only.

All automobiles recommended conform to the report on "The General Classifications of Automobiles for Civic Use" except for Item 1, small compact automobiles. In 1974 we deleted the classification of a small compact from this report. However, since then inflation and the shortage of petroleum products has had considerable impact on the trends of the North American automobile. The small car has a lower capital cost and industry studies indicate that it will use less fuel. This report is recommending the purchase of small compact autos for City Hall Service to allow for re-evaluation of this size automobile in City service.

Item 1 - Small Compact

Six bids were received for this item. Prices were called for the supply of a 2 door sedan or a 3 door hatch back sedan.

The low bid, Bid No. 1, for a Honda 2 door Sedan (at \$3516.00) does not meet specifications because it does not offer the City's fleet colour, white, as established by City Council in June 1976. In addition, the recommended bid, Bid No. 2 offers a 3 door hatch back sedan which will provide adequate cargo space for most City uses.

The low bid to meet specifications, Bid No. 2, is for a 3 door hatch back model from Westminster Chevrolet Oldsmobile Ltd. and is acceptable. This bidder also offered the following alternate prices:

- a) Alternate rear axle ratio - at \$13.61; the lower gear ratio will provide quicker response for safer city driving and is considered worth the additional cost.
- b) Standard City 12 volt battery at \$16.33 - to reduce field service call costs we have standardized on a specific size battery with a specific post pattern to ensure interchangeability without modification of connecting cables. This extra cost will be more than offset in the life of the automobile.

The City Engineer and Purchasing Agent recommend acceptance of the low bid to meet specifications, Bid No. 2, from Westminster Chevrolet Oldsmobile Ltd. for the supply of nine Chevette Scooter 3 door hatch back sedans at a total cost of \$34 586.82 (\$3813.04 each plus \$13.61 each for alternate rear axle ratio plus \$16.33 each for standard City 12 volt Battery) plus 7% Provincial Sales Tax.

cont'd.....

MANAGER'S REPORT, JANUARY 6, 1978 (WORKS: A1 -3)

Clause No. 4 continued:

Item 3 - Compact Automobiles for Police Service

In 1977 the City purchased both compact and intermediate size automobiles for Police Service. The automobile industry is now offering automobiles in all sizes equipped for Police Service. Our ten month trial period of the 1977 compact autos has shown that the smaller car is acceptable for Police Service. Ten months of cost records indicate that there could be up to a 10% reduction in fuel costs. This would represent approximately \$30 000 annual savings on the total Police automobile fleet. In addition, the officers indicate a preference for the smaller car because of its handling and maneuverability characteristics.

Four bids were received for this item.

Bids No. 1, 2 and 3 all offered the compact Chrysler automobile. Bid No. 1 from Brentwood Dodge Ltd. (at \$5302.40) meets specifications. However Bid No. 2, from Lawson Oates Ltd. (at \$5383.60) is being recommended because it offers better value.

Bid No. 2 meets specifications and offered large brake drums fitted with 15 inch wheels and tires. Bids 1 and 3 also offered large brake drums but only 14 inch wheels and tires. The larger wheels and tires will provide:

- a) More cooling for the brakes which will reduce brake maintenance costs. Overheating of the brake assemblies is the major cause of our brake failures. Brake maintenance forms a large portion of our annual police fleet maintenance costs.
- b) Longer tire life.

The extra cost of Bid No. 2, (\$81.20 per unit) \$3572.80, is less than one percent of the Police automotive fleet's annual maintenance costs and will be more than offset by a reduction in brake maintenance costs.

The Chief Constable, City Engineer and Purchasing Agent recommend acceptance of the bid to offer best value, Bid No. 2, from Lawson Oates Ltd. for the supply of 44 Dodge Aspen four door sedans at a total cost of \$237,447.90 (\$5383.60 each plus \$33.50 each for two tone paint on 17 units) plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendation of the City Engineer, Chief Constable and Purchasing Agent be approved.

5. Puget Drive/16th Avenue: Flooding

The City Engineer reports as follows:

"In May, 1977, flooding occurred in homes on the north side of Puget Drive between 19th Avenue and Blenheim and on the south side of 16th Avenue, east of Blenheim. A very intense local rain storm resulted in run-off exceeding the capacity of parts of the sewer system causing some sewers to back-up into homes.

These sewers were constructed in 1950 to a lesser design standard (2-year storm) than is used today (5-year storm). This flooding happened because of the intense local storm and not through any negligence on the part of the City because these sewers were built in accordance with the appropriate engineering practice of the day.

Analysis of the sewer system indicates that there are some local improvements that can be made to upgrade the system:

- A. Puget Drive: The work would involve construction of a relief sewer on 19th Avenue from Puget Drive to Carnarvon and rebuilding the sewer on Carnarvon from 19th Avenue to 16th Avenue.

cont'd.....

Clause No. 5 continued:

- B. 16th Avenue: The specific cause of the flooding in this area is not as apparent but downstream (at Balaclava) from the flooded houses, there is a manhole where a pipe size transition takes place which is probably resulting in some surcharging causing flooding under some storm conditions. Work is proposed to improve this transition which should eliminate the flooding problems.

The estimated cost of the work noted above is \$246,000 and is included in the 1978 Sewer Capital Budget. This work includes construction of separate storm and sanitary sewers. The 1978 Budget has not been presented to Council for approval and, therefore, "approval in advance" is requested so that the necessary work can be done as soon as possible.

Since Sewer Capital funds do not require voter approval, Council's approval must include borrowing authority.

Accordingly, it is recommended that \$246,000 be approved in advance of the 1978 Capital Budget for sewer work on 19th Avenue - Puget Drive to Carnarvon Street, Carnarvon Street-19th Avenue to 16th Avenue and 16th Avenue at Balaclava Street and borrowing authority for this amount be approved."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

6. Local Improvements in Mount Pleasant N.I.P. Area - Relief to Prior Projects

The City Engineer, Director of Finance and Director of Planning report as follows:

"One of the items under the Mount Pleasant Neighbourhood Improvement Program is the paving and curbing of local streets, with a portion of the cost borne by N.I.P. funds. Council on 22 February 1977, when dealing with the initiation of local improvements for this work, determined that the same N.I.P. contributions (and hence reduction of Property Owners' cost) should apply to two projects 'by Petition' which were already in the 1977 program. On 12 July 1977 Council extended this cost sharing to two projects 'by Petition' which were in the 1976 program.

This report recommends certain formal actions necessary to implement these decisions.

Percentages of Relief

The percentages by which the Property Owners' costs are to be reduced must be set by Resolution of Council. The recommended percentages are the same as those set for the 27 projects advanced 'on the initiative' in 1977. Recommendation "B" covers this.

Special Relief

The two 1976 projects are already on the Tax Rolls and these Property Owners will be given relief under Section 67 of the Local Improvement Procedure By-law in each of the 15 years of the repayment period. The present worth of this relief will be charged to N.I.P. Approval of recommendation "C", incorporating the attached schedules, is Council's formal action to give this relief. (This step is not necessary for the 1977 Projects, which will go on the Tax Roll at the reduced rates.)

cont'd.....

MANAGER'S REPORT, JANUARY 6, 1978 (WORKS: A1 -5)

Clause No. 6 continued:

N.I.P. Appropriation

The estimated total charge to the N.I.P. accounts is \$15,662.45. By the standard N.I.P. utilities formula this will be shared:

Federal	25 %	\$ 3,915.61
Provincial	12½%	\$ 1,957.81
City N.I.P. Funds	62½%	\$ 9,789.03

C.M.H.C. has concurred in this allocation.

Recommendations

We recommend:

- A. That Council approve the appropriation of \$15,662.45 from the Mount Pleasant N.I.P. Budget, Services and Utilities account (896/9217);
- B. That the reduction of Property Owners' rates for these four projects - (436/37, 436/38, 441/3 & 441/27) pursuant to Section 5, Subsection (15) of the Local Improvement Procedure By-law) be:

Residential Property	25%
Commercial & Industrial Property	11%

- C. That, whereas the Council on 12 July 1977 directed that the real properties specially assessed for projects 436/37 and 436/38 (as set out in the schedules attached hereto) be given special relief under section 67 of the Local Improvement Procedure By-law; the Collector of Taxes be instructed to enter in the Tax Roll for each of the years 1978 to 1991 the reduced special assessment amounts shown in such schedules; and that this same reduction with respect to 1977 special assessments be given as credits to the Tax Accounts of these properties. (This will reduce their 1978 Tax Bills as would an advance payment.)"

The City Manager RECOMMENDS that the recommendations of the foregoing report be approved.

7. Tender No. 35-77-6 16'-0 Tractor-Hoe-Loaders

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on September 12, 1977, and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the 1977 Supplementary Capital Budget.

Ten bids were received from seven suppliers.

Bids 1 to 7 do not meet all of the specifications; Bids 8 to 10 meet all specifications.

Bid No. 1 - Rollins Machinery

This bid is being recommended on the basis of best value. Four of the 10 machines tendered were demonstrated to the City, including Bids 1, 2, 6 and 10, and the Bid No. 1 machine proved capable of performing the job requirements. Our tender called for a 6,000 lb. front loader lift capacity and the recommended bid offers a 5,300 lb. lift capacity. (Bids 1 to 5 also did not meet the 6,000 lb. lift requirement.) This lift capacity, though less than required, will handle almost all the using branch requirements and its acceptance will result in a saving of approx. \$25,000.00 .

cont'd.....

MANAGER'S REPORT, JANUARY 6, 1978 (WORKS: A1 -6)

Clause No. 7 continued:

We recommend acceptance of the bid (Bid No. 1) to offer the best value to the City of Vancouver from Rollins Machinery Ltd. for 4 tractor-hoe loaders Ford Model 750 at a total cost of \$127,196.00 (at \$31,423.00 plus \$200.00 each for a hydraulic shock absorbing device plus \$176.00 each for a hydraulic pressure line filter) plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

8. Cement Lining - 16th Avenue, Sasamat Street, Kerr Street
Contract No. 776

The City Engineer reports as follows:

"Tenders for the above were opened on December 19, 1977 and referred to the City Engineer for report.

Tenders for the cement lining of approximately 12 200 lin. ft. of 18" steel water-main were returned on December 19, 1977 for this contract and are reported as follows:

Ameron Inc., California	\$124 770.00
Raymond International Inc., Illinois	\$145 950.00

Funds for this project are available from Water Works Capital Account #122/3010.

The City Engineer recommends that the work on the above contract be awarded to Ameron Inc., and the Bid Bond of the unsuccessful tenderer be returned."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

9. Watermain Construction - Langara Development
Contract No. 778

The City Engineer reports as follows:

"Tenders for the above were opened on December 19, 1977 and referred to the City Engineer for report.

Tenders for the supply and installation of approximately 4 200 lin. ft. of 12" ductile-iron watermain were returned on December 19, 1977, for this contract and are reported as follows:

City of Vancouver	\$123 787.40
C. Victor Koran Ltd.	\$133 496.75
Gosal Bros. Contracting Ltd.	\$141 470.00
Miller Cartage and Contracting Ltd.	\$156 526.50
United Contractors Ltd.	\$174 825.90
Globe Excavations Ltd.	\$187 506.00
H.B. Contracting Ltd.	\$214 092.00

The funds for this project are available from Langara Redevelopment Capital Account #541/2103.

cont'd.....

MANAGER'S REPORT, JANUARY 6, 1978 (WORKS: A1 -7)

Clause No. 9 continued:

The City Engineer recommends that the work on the above contract be awarded to the City of Vancouver, and the Bid Bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved.

INFORMATION

10. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Street Lighting Steel Mast Arms
 Communications Service Monitor
 Sewer Cleaner Unit
 Portable Air Compressors
 Catch Basin Cleaner
 12 Yard Garbage Packer Body
 Trucks
 Self Contained Hopper Type Spreader Body
 Two-Way Hand-Held Solid State Portable Radios & Chargers
 Engine Performance Analyzer

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 7

SOCIAL SERVICE AND HEALTH MATTERSRECOMMENDATION

A-2

1. Amendments to By-law No. 4162 -
A By-law Relating to the Operation and
 Maintenance of the Cemetery

The Medical Health Officer reports as follows:

"City Council on January 13, 1976 approved amendments to By-Law No. 4162 which updated that By-Law and, in particular, provided a rate increase for interment fees at Mountain View Cemetery. After detailed analysis of Cemetery Operations for the balance of 1976 and the first six months of 1977, it is proposed to increase rates as shown on Schedule A attached. The rate increase at this time is 30% and the cemetery superintendent indicates that another review should take place at the end of June, 1978.

During the review of fees, the existing cemetery By-Law No. 4162 was also reviewed in detail and there are some sections that need updating. A listing of these sections is attached, to be incorporated in the By-Law No. 4162.

The Director of Legal Services has reviewed and is in agreement with the attached By-Law changes, including Schedule A.

The Ministry of Consumer and Corporate Affairs (Cemeteries Division) has reviewed and is in agreement with the attached By-Laws changes, including Schedule A also.

Your Medical Health Officer recommends that:

- A. By-Law No. 4162 be amended as shown.
- B. Cemetery fees and charges be increased as shown in Schedule A, effective the date of adoption of this report.
- C. The Director of Legal Services be instructed to prepare the necessary amendments to the existing By-Law."

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 8

BUILDING AND PLANNING MATTERS**A-4**INFORMATION1. Photographic Kiosks - Allied Photo Services Ltd.

The Director of Planning reports as follows:

'Mr. Ian Robertson, on behalf of Allied Photo Services Ltd., has filed seven Development Permit Applications to construct 32 sq. ft. buildings (similar to the illustration shown as Appendix A) on gasoline service station sites. The buildings (kiosks) would be used as a retail photo service outlet. The seven applications refer to the following locations:

- 6401 Victoria Drive C2 District
- 1705 East 12th Avenue C2 District
- 4064-88 Fraser Street C2 District
- 2970 Kingsway C2 District
- 2803 West 4th Avenue C2 District
- 6459 Main Street C2 District
- 1405 Main Street M1 District

Council should note that the retail use, as proposed, would be permitted in the commercial districts if the business is carried out in the principal building. It would be a conditional use in the case of one location in the industrial M1 District.

The Director of Planning is prepared to approve these Development Permit Applications subject to the submission of a suitable design. However, since the construction of these kiosks and any subsequent approvals could have a significant impact on the City, the matter is first referred to the City Council for information.'

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION2. Proposed Rezoning at S/W Corner of 16th Avenue and Burrard Street, Lot 1 Blk 488, D.L. 526, Plan 4502.

The Director of Planning reports as follows:

"An application has been received from Mr. G Elmitt, requesting an amendment to Zoning and Development Bylaw No. 3575, whereby the property at the S/W corner of 16th Avenue and Burrard Street be rezoned from RS-4 One Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'constructing a 5 unit townhouse project'.

Given the location of this application within the Shaughnessy RS-4 zone and the study being prepared by the Shaughnessy Property Owners' Association, a review of the status of this rezoning application is necessary.

Clause No. 2 Continued.BACKGROUND

The application to rezone this site from RS-4 to CD-1 was filed on October 18, 1977. The proposal is to include 5 - 2 bedroom townhouse units. The Planning Department's figures indicate a floor space ratio of 0.58 with a maximum height of 2 storeys plus a basement. The proposed development would cover 51% of site which compares with 45% permitted under the existing RS-4 or 40% permitted under a comparable RM-1 townhouse development.

The site is presently vacant, covered with a variety of undergrowth and trees (for location see attached Appendix A map).

The following processing has taken place with regard to this rezoning application:

- November 9, 1977 - Drawings were referred to the Urban Design Panel, Engineering Department and the Development Permit Group of the Zoning Division for comment and necessary calculations.
- November 21, 1977 - A representative of the City Engineer returned the drawings indicating that the rezoning proposal was "generally acceptable. However, the Traffic Engineer does offer the comment that transit service is poor in this area, also that Burrard Street and 16th Avenue are already congested with little or no opportunity to improve either."
- November 24, 1977 - Urban Design Panel recommended "that the rezoning be approved". The Panel supports the design as indicated for the purpose of the rezoning application, but would like to see more detailed drawings showing the use of materials, landscaping and exact location of existing trees at a later date.
- December 8, 1977 - The Development Permit Group returned its set of drawings with the necessary calculations.
- December 15, 1977 - The Director's Meeting on Land Use and Development Control recommended that this application be placed on hold pending completion of the Shaughnessy Property Owners' Association study.

The status of this application was brought to the attention of the Planning and Development Committee on December 15, 1977 in conjunction with the monthly status report. No recommendation was made by the Committee at that time.

ANALYSIS

Preliminary processing of the above noted application is nearing completion. It has been necessary at this stage to review the status of the application with regard to the study being prepared by the Shaughnessy Property Owners' Association. Initial discussions with members of the Association have not indicated support for townhouses as a possible use within the Shaughnessy area. With this consideration in mind, the Director of Planning must recommend that processing of this rezoning application be withheld pending completion of the Shaughnessy study.

The applicant proposing rezoning for 3338-3390 The Crescent has been informed by the Planning Department that his application cannot effectively be dealt with until the anticipated Shaughnessy study has been received and subsequent action taken by Council. Current estimates indicate that this process may be finalized by April or May. The rezoning application, at 16th and Burrard should be subject to the same process.

Clause No. 2 Continued.

In view of the above, the Director of Planning recommends that the 16th Avenue and Burrard Street rezoning application be placed on hold until such time as the Area Consultant's report is complete and Council has dealt with the recommendations of the Director of Planning with regard to that report.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

(DELEGATION REQUEST THIS DAY: G. Elmitt Construction Ltd.)

3. Kensington N.I.P. Terms of Reference for Citizens' Committee.

The Director of Planning reports as follows:

"On July 12, 1977, City Council selected Kiwassa and Kensington as the two N.I.P. areas for 1977. By October 18, a site office, staffed by a planner, planning assistant and clerk-typist, was opened at 1350 Kingsway to serve the Kensington program.

The first public meeting to launch the Kensington N.I.P. was held on October 24 at Sir Richard McBride school. At that meeting a number of people volunteered to sit on a Citizens' Planning Committee. Many of these people, plus other interested citizens, have been meeting regularly at the Kensington site office since the beginning of November. The Planning Committee and planning staff will be concentrating the majority of their efforts towards the preparation of a N.I.P. concept plan by April, 1978. On November 1, 1977, City Council appointed Alderman May Brown as the liaison Alderman for the Kensington N.I.P.

Terms of reference for the Kensington Citizens' N.I.P. Planning Committee were drafted by the planning staff for discussion with the Planning Committee. They are based largely on terms of reference approved for previous planning programs in Mount Pleasant, Grandview-Woodland and Riley Park. The Planning Committee and planning staff discussed and agreed upon certain amendments. The Terms of Reference, as approved by the Planning Committee at its meeting on December 7, 1977 are attached as Appendix 'A'.

At this time there are 27 people who have met the requirements for membership on the Committee. Others may also qualify for membership shortly, as they have attended two of the required three consecutive meetings necessary to become Committee members. Appendix 'B' contains a list of current Committee members.

In order to officially define the Committee's role, its relationship to City Council and civic staff and to formalize the Committee, it is recommended that City Council endorse the Terms of Reference for the Kensington Citizens' N.I.P. Planning Committee as attached in Appendix 'A'."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Husky Oil Operations Ltd. - 1291 East Hastings Street.

The Director of Planning reports as follows:

"The City Clerk has received a letter from Mr. C. G. Peters, Development Manager of Husky Oil Operations Ltd. (See Appendix I) requesting that the self-serve license privileges be transferred from 3301 West 16th Avenue to 1291 East Hastings Street.

The Development Permits for the construction of the facilities on the above noted sites were processed as follows:

1. 3301 West 16th Avenue
Development Permit No. 77553

Approved by the Director of Planning on June 20, 1977,
'thereby permitting the construction of a 48 ft. x 32 ft. gasoline service station with a convenience store (retail) within; subject to various conditions, one being -

"Prior to the issuance of the Development Permit, a report is to first be submitted to and approved by City Council regarding this self-serve gasoline service station being added to Schedule B of the License By-law." '

City Council on July 12, 1977, approved this request for a self-serve gasoline filling station and 3301 West 16th Avenue was added to Schedule B of the License By-law.

Development Permit Application No. 77553 was later refused on November 28, 1977, as condition No. 1 of approval was not complied with within a reasonable period of time and therefore the gasoline service station has not been constructed on this site.

2. 1291 East Hastings Street
Development Permit No. 60629

Approved by the Technical Planning Board on December 15, 1972,
'thereby permitting the construction of a building on this site to contain an automatic car wash and a retail food take-out store, and the provision of ancillary gasoline filling pumps.'

The approved drawings indicated the provision of 4 pumps with access from Clark Drive and Hastings Street.

Husky Oil operations have advised that the proposed self-serve operation will be operated in conjunction with the existing car wash facilities, both by the same proprietor. This proposal is not considered a change in use under the provisions of the Zoning and Development By-law.

The statistics submitted with the City Manager's Report on Self-service Gasoline Stations, dated April 7, 1975 (approved by City Council April 15, 1975) listed Union Oil (now Husky Oil) as having a total of 6 gasoline service stations in the city, none being self-service. This information has been confirmed in Husky Oil's letter dated November 15, 1977.

Clause No. 4 Continued.

The authorization of this gasoline outlet, ancillary to the existing car wash facilities, to self-serve would mean that Husky Oil Operations Ltd. would have one of their six gasoline service stations/ancillary pumps, or 16.6%, self-serve, generally within the City Council's guideline of 15%.

Since this proposed change of self-serve license will not alter the number of self-serve licenses for Husky Oil Operations Ltd. and is generally within City Council's 15% guideline, the Director of Planning recommends that it be approved and 3301 West 16th Avenue be deleted from and 1291 East Hastings Street be added to Schedule B of the License By-law."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

5. Champlain Heights - Enclave Sixteen

The Director of Planning and the Project Manager, under the date of January 3, 1978 have submitted a report on the above subject. In summary they state:

'The purpose of this report is to propose amendments to Council's Resolutions of June 24, 1976, concerning the Conditions and Standards of Development for Enclave Sixteen, Champlain Heights (relating to site coverage and height) and to request a further extension of time in processing the lease.

BACKGROUND

Development Permit Application #78734 has been filed by B. Freschi Architects for Community Builders Ltd. to construct 108 townhouse dwellings on Champlain Heights, Enclave Sixteen (Lot 13, Parcel A, D.L. 335, Group 1, Plan 14593).

Enclave Sixteen is an irregular shaped parcel totalling 9.43 acres located on the south side of Blake Street and east of Champlain Crescent (see map Appendix A).

The proposed development is for a strata title project, consisting of 108 townhouses, related streets, interior walkways and common areas. Four typical two storey plus basement dwellings are indicated. All units are three and four bedroom. The dwelling units are located on the sites so as to provide direct access into rear yards which face onto either common playground areas or buffer set-back areas.

At a Public Hearing held on June 24, 1976, City Council approved the application by the Director of Planning to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The CD-1 By-law No. 4986 was enacted by Council in an open meeting on July 13, 1976. The specified conditions of Development are as follows:

Permitted uses:	Townhouses and customary ancillary uses; including off-street parking.
Development concept:	Townhouses located in small clusters.
Floor Space Ratio:	Shall not exceed .50.
Density:	Shall not exceed 12 units per acre.
Height:	Shall not exceed two storeys plus basement nor 28'0" above average finished grade.
Off-street parking:	1.5 off-street parking spaces shall be provided for each dwelling unit.
Site coverage:	35%

Clause No. 5 Continued.DEVELOPMENT PERMIT APPLICATION

The Director of Planning, after receiving advice from the Project Manager, the Development Permit Staff Committee and the Urban Design Panel, has approved this development permit application for the construction of 108 townhouse dwellings, subject to a number of conditions, including that prior to issuance of the development permit, a report to be submitted to Council to amend:

- (a) the maximum site coverage to permit 41% in lieu of the previously approved 37%.
- (b) the maximum heights shall not exceed three storeys plus basement nor 28'0" above average finished grade.

The proposed development can meet all the conditions of development, as resolved by City Council, with the exception of:

	Permitted or required (per resolution of Council dated <u>24th June, 1976)</u>	<u>Proposed</u>
(a) Site coverage	37%	41%
(b) Maximum height	Shall not exceed two storeys plus basement nor 28'0" above average finished grade.	Shall not exceed three storeys plus basement nor 28'0" above average finished grade.

With respect to the above conditions of development, it is noted that:

- (a) The additional site coverage is felt to be a reasonable increase. Various groups that have reviewed the plans have commented positively on the overall layout and design. A 4% increase in the site coverage is not felt to be particularly significant in view of the fact that the development is slightly under the allowable floor space ratio. The design provides a low profile type of development with many single family-like features.
- (b) The definition of maximum height requires amendment, changing two storeys up to three storeys. The actual heights of the buildings will not exceed 28'0", however, because the carport is at grade and is counted as a "storey" the wording of the condition requires changing.

The Champlain Heights Project Manager reports that although good progress is being made on the lease documents and the development permit, the sub-division will not be registered in time to meet the January 20th completion deadline. It is therefore requested that a four week extension be granted to February 17, 1978.

RECOMMENDATIONS

It is therefore recommended:

- A. THAT the maximum site coverage permitted for Enclave Sixteen be increased from 37% to 41%.
- B. THAT the definition of maximum heights be amended to read "shall not exceed three storeys plus basement nor 28'0" above average finished grade".
- C. THAT the date for completion of the lease arrangement be extended to February 17, 1978.

The City Manager RECOMMENDS that the recommendations of the Director of Planning and the Project Manager be approved.

INFORMATION6. Champlain Heights Enclave 3.

The Champlain Heights Project Manager reports as follows:

"The Development Permit for Enclave 3 will be issued shortly. The lease for this enclave is drafted but will not be registered for approximately 4 to 6 weeks.

The developer has expressed a strong desire to commence clearing and preliminary site service work prior to the execution and registration of the lease. Requests under similar circumstances have been made and granted.

A Letter of Agreement has been prepared by the City which protects the City's interests and includes appropriate liability insurance clauses. Access to the site will not be permitted until a Development Permit is issued. This arrangement will serve as an interim agreement pending the execution of the lease during which time preliminary site works can commence. "

The City Manager submits the foregoing report of the Champlain Heights Project Manager for the INFORMATION of Council.

CONSIDERATION7. Provincial Government Complex - Street Tree Planting.

The City Engineer and Superintendent of Parks report as follows:

"On December 13, 1977, Council resolved to request the Provincial Government to reconsider the planting of London Plane trees on the project site. Subsequently, a letter was forwarded by the Deputy Mayor to the Province's representative, Dr. Shrum, advising of the Council resolution and requesting a statement of the Province's position with respect to tree planting on the 51/61/71 site. The attached reply from Dr. Shrum summarizes the position of the Provincial Government.

The Province's position is consistent with that previously stated to City representatives, namely that selection of a suitable street tree satisfactory to both parties is the preferred solution. The recommended alternative, Acer Rubrum (Sunset Red Maple) has now been tentatively agreed upon, subject to Council dealing with the response of the Provincial Government to the December 13th Council request. Issues of design and spacing with respect to the alternative species have been discussed with the Provincial Government and project architect and have been resolved satisfactorily.

In view of the foregoing, there are two basic options for Council's consideration. Firstly, Council can approve the current proposal for which funds are available in existing budgets or alternatively, Council can approve a scheme using London Planes for which an additional \$8 000.00 to purchase trees from the Provincial Government will be required as well as increases of \$15 000.00 in annual budgets for special horticultural maintenance commencing in 1979.

For the latter scheme (London Planes), it should also be noted that expected costs for extra sidewalk maintenance and replacement will be in the order of \$50 000.00 over the next 15 to 20 years and further additional funds will be required if damage to the waterproofing membrane of the underground truck tunnel occurs. Furthermore, B.C. Hydro have advised that extra costs to them to expand the existing underground electrical service on Hornby Street would be in the order of \$35 000.00.

Manager's Report, January 6, 1978 (BUILDING: A4-8)

Clause No. 7 Continued.

The City Engineer and Superintendent of Parks submit the following options for Council's CONSIDERATION:

- A. That the scheme acceptable to the Provincial Government using Red Sunset Maple (Acer Rubrum) be approved; or
- B. That a scheme using London Planes be approved and that additional funds be approved as follows:
 - i) \$8 000.00 for purchase of trees from the Provincial Government to be appropriated from 1978 Supplementary Capital;
 - ii) \$15 000.00 for additional maintenance to be included in the 1979 Streets Maintenance Budget, Special Horticultural Maintenance."

The City Manager submits the above report, of the City Engineer and the Superintendent of Parks, for CONSIDERATION, but recommends that before making a decision, Council Members review the report of Dr. John Neill which was circulated for Information on December 19, 1977.

(A copy is on file in the City Clerk's Office.)

FOR COUNCIL ACTION SEE PAGE(S) 849

FIRE AND TRAFFIC MATTERS**A-6**INFORMATION1. Rail Rationalization

The City Engineer and the Director of Planning reports as follows:

"On August 23, 1977, Council approved the recommendation of the Joint Committees on Transportation and Planning and Development that \$25,000 be provided from Contingency Reserve to prepare an application for a Rail Rationalization Study.

The purpose of the study, as proposed earlier this year was essentially two-fold:

- (i) To undertake a study to assess the opportunities for a rationalization of the rail lines within the Central Area and particularly along the Central Waterfront Area.
- (ii) To undertake a broader study of the opportunities for rail rationalization of rail lines throughout the City with a view to developing strategies for transit and goods movement.

Subsequently, the Federal Government has indicated that further applications under this program are not being accepted pending development of a new urban transportation fund. Accordingly, activity on this application is not proceeding at this time.

In spite of the deferment of the Federal commitment to the approval of study funding, there is still an urgent need to gain a better understanding of the rail facilities that exist within the Central Area. The redevelopment of the Central Waterfront and North False Creek will be very directly affected by changing rail requirements in the Downtown Peninsula. Accordingly, continued attempts will be made to obtain clarification regarding the new legislation from Ottawa.

If, by February-March 1978 sufficient information is available from the Federal Government to indicate the potential benefits under the new fund, then a new course of action will be reported to Council. On the other hand, if this information is not available by that time, then related alternative courses of action - which may or may not require Federal funds - will be reported to Council for consideration."

The City Manager submits the above report of the City Engineer and Director of Planning to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 10

FINANCE MATTERS**A-7**RECOMMENDATION1. Vancouver Museums and Planetarium - Annual Operating Grant

The Director of Finance reports as follows:

"City Council, on December 13, 1977, resolved that the present agreement between the City and the Vancouver Museum and Planetarium Association be extended for two months, to February 28, 1978, pending determination of the contract renewal between the City and the Association. The City has, as a result, received a request from the Association that a provisional grant be made by the City to the Association to cover current operating costs, in accordance with the agreement which expires December 31, 1977, to cover the period January 1, 1978 to February 28, 1978, at the same level as the 1977 grant. The monthly amount of the City's grant in 1977 was \$35,882.

The Director of Finance recommends that a provisional grant in the amount of \$71,764 be made to the Vancouver Museums and Planetarium Association to cover operating costs for the period January 1, 1978 to February 28, 1978, on the same basis as the City's 1977 grant to the Association, pending determination of the new agreement between the City and the Association."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Investment Matters (Various Funds) November 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of November 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF NOVEMBER 1977A. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Nov. 1	Bank of Montreal	Feb.15/78	\$ 2,555,686.30	\$ 2,500,000.00	106	7.67
2	Bank of Montreal	Dec. 6/77	1,007,042.19	1,000,000.00	34	7.56
2	Bank of Montreal	Mar.15/78	1,747,326.14	1,700,000.00	133	7.64
9	Vancouver City Savings Credit Union	Dec. 6/77	2,011,095.89	2,000,000.00	27	7.50
10	Bank of Montreal	Nov.14/77	500,164.38	500,000.00	4	3.00
14	Vancouver City Savings Credit Union	Dec. 6/77	502,260.27	500,000.00	22	7.50
14	Toronto Dominion Bank	Nov.15/77	500,095.89	500,000.00	1	7.00
15	Bank of Montreal	Mar.15/78	2,050,367.12	2,000,000.00	120	7.66
17	Royal Bank of Canada	Nov.22/77	1,000,958.90	1,000,000.00	5	7.00
22	Bank of British Columbia	Nov.23/77	1,500,292.81	1,500,000.00	1	7.125
24	Canadian Imperial Bank of Commerce	Nov.29/77	1,000,890.41	1,000,000.00	5	6.50
28	Toronto Dominion Bank	Dec. 7/77	2,003,575.34	2,000,000.00	9	7.25
29	Bank of British Columbia	Mar.15/78	1,532,976.16	1,500,000.00	106	7.57
30	Bank of Montreal	Apr.14/78	3,084,328.77	3,000,000.00	135	7.60
			<u>\$20,997,060.57</u>	<u>\$20,700,000.00</u>		

Cont'd...

Clause No. 2 Continued:B. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs.Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Nov. 3	City of Vancouver 6.0%	June 15/80	\$ 5,000.00	94.68	\$ 4,734.00	2/7	8.30
<u>Chartered Bank Deposit Receipts and Government Notes</u>						<u>Days</u>	
Nov. 1	Canadian Imperial						
	Bank of Commerce	May 1/78	\$ 3,375,708.22		3,250,000.00	181	7.80
30	Mercantile Bank of						
	Canada	Mar.15/78	357,601.71		350,000.00	105	7.55
			<u>3,733,309.93</u>		<u>3,600,000.00</u>		
			<u>\$ 3,738,309.93</u>		<u>\$ 3,604,734.00</u>		

SINKING FUND TRANSACTIONS (SALES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Sale Price</u>	<u>Cost</u>	<u>Term Yrs.Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Nov. 15	City of Vancouver 10.0%	Dec.16/94	\$ 25,000.00	\$ 25,750.00	\$ 25,651.42	17/1	9.66

C. CEMETERY CARE FUND (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs.Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Nov. 15	City of Vancouver 5.5%	Dec.1/81	\$ 12,000.00	89.90	\$ 10,788.00	4/-	8.50
15	City of Vancouver 5.5%	Dec.1/82	12,000.00	87.89	10,546.80	5/-	8.50
15	City of Vancouver 5.5%	Dec.1/83	12,000.00	86.04	10,324.80	6/-	8.50
			<u>\$ 36,000.00</u>		<u>\$ 31,659.60</u>		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT NOVEMBER 30, 1977.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$ 62,809,101.42</u>	<u>\$ 61,152,180.00</u>

The Director of Finance recommends that the above transactions be approved. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

CONSIDERATION

3. Grants in Lieu of Vancouver City, B.C. Assessment Authority, School District, Municipal Finance Authority, and Greater Vancouver Regional District Tax Levies

The Director of Finance reports as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessor for Vancouver under the B.C. Assessment Authority has certified they will be shown as exempt or partly exempt on the 1978 Assessment Roll in accordance with Charter provisions, and the Director of Legal Services has confirmed the Charitable organizations qualify for this exemption under Section 396-c(i) of the Vancouver Charter.

These requests for grants in lieu of taxes for the period from proof of occupancy or the date of the first building inspection to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in two sections.

A. Religious Organizations

- | | | |
|------|--|------------|
| (i) | <u>Central Presbyterian Church</u>
1155 Thurlow St.
Church Buildings - partly taxable each year for caretaker's suite and portion of land.
Grant to cover taxes for period from November 16, 1976 to December 31, 1977 for Church buildings only. | \$6,692.82 |
| (ii) | <u>Christ Lutheran Church</u>
375 West 10th Ave.
New Church building and Senior Citizen's Housing
Church building and parking for church only to be exempt. Portion of property used for Senior Citizen Housing is taxable each year.
Grant to cover taxes for the Church portion only for period from January 1, 1976 to December 31, 1977. | \$6,620.41 |

B. Charitable Organizations

- | | | |
|-------|---|------------|
| (i) | <u>Neighbourhood Services Association of Greater Vancouver</u>
6470 - 72 Victoria Dr. Lot C Bal/1/724
In use as neighbourhood house supplying counselling and community services to all citizens.
Grant to cover taxes from June 1, 1977 to December 31, 1977. | \$1,409.90 |
| (ii) | <u>Vancouver Neurological Centre</u>
1195 West 8th Ave. Lots 19&20/314/526
Property in use by Children's Rehabilitation and Cerebral Palsy Association and B.C. Epilepsy Society.
Grant to cover taxes for period from July 19, 1977 to December 31, 1977. | \$2,383.98 |
| (iii) | <u>Canadian Arthritis and Rheumatism Society</u>
875 West 10th Ave. Lot 18/357/526
Workshops and storage used in conjunction with the Arthritis Centre at 895 West 10th Ave.
Grant to cover taxes for period from January 1, 1977 to December 31, 1977. | \$1,392.37 |

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to \$18,499.48 in total are submitted for Council consideration."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

RECOMMENDATION4. Authority to Invest Funds

The following report is submitted by the Director of Finance.

"The Director of Finance has requested the normal authority to invest funds as they become available during the year 1978.

Your City Manager RECOMMENDS that the Director of Finance, in consultation with the City Manager, be authorized, for the year 1978, to invest the funds of the following accounts as same become available, and to vary the investments from time to time as may be expedient, in accordance with Section 201, 259, and 260 of the Charter. In the case of major investments, there will also be consultation with the Chairman of the Standing Committee on Finance and Administration.

For Sinking Fund Account; for Debt Charges Equalization Account; Cemetery Perpetual Maintenance Funds; Captain Vancouver's Grave Maintenance Trust Fund; Taylor Manor Trust Funds

Securities of or guaranteed by the Government of Canada;
 Securities of or guaranteed by a Province of Canada;
 Securities of the City of Vancouver;
 Securities of the Greater Vancouver Water District;
 Securities of the Greater Vancouver Sewerage and Drainage District;
 Securities of the Greater Vancouver Regional District;
 Securities of the Municipal Finance Authority;
 Securities of or guaranteed by any chartered bank in Canada;
 Securities or deposits in, or shares or other evidences of indebtedness of, a Credit Union incorporated under the Credit Unions Act.

For General and Capital Accounts

Securities of or guaranteed by the Government of Canada;
 Securities of or guaranteed by a Province of Canada;
 Securities of or guaranteed by any chartered bank in Canada;
 Securities of the GVRD, GVWD, GVSDD, MFA, or City of Vancouver which mature within one year from the date of acquisition;
 Securities or deposits in, or shares or other evidences of indebtedness of, a Credit Union incorporated under the Credit Unions Act."

5. Annual Financial Authorities

The Director of Finance reports as follows:

"The Director of Finance has requested certain authorities that Council is empowered to delegate under the City Charter. They are administrative in nature and in no way infringe on Council's policy making powers. Council has delegated these authorities regularly in the past.

Your City Manager RECOMMENDS:

- (a) That the Director of Finance be authorized, for the period January 1 to December 31, 1978, in accordance with Sections 215 and 216 of the Vancouver Charter, to draw warrants for payment and to report same in writing to the City Clerk for the information of Council within fifteen days after the end of each month in which the warrant is drawn.
- (b) That the Director of Finance be authorized to temporarily use, during the period January 1 to July 15, 1978, such capital funds as are available for other expenditures of the City pending collection of taxes, as provided by Section 259(b) of the Vancouver Charter."

MANAGER'S REPORT, January 6, 1978 (FINANCE: A7-5)

6. Local Improvement Procedure
By-law - Amendment

The Director of Finance reports as follows:

"Section 51 of the Local Improvement Procedure By-law permits property owners to make a lump sum payment for their share of the total cost of a Local Improvement Project up to the time of the passing of the Debenture By-law. This has not been a problem in past years as the number of owners requesting to pay off or commute their charges were minimal.

However, the amount of residential street work has had a sharp increase in the last two years. This has precipitated a corresponding increase in commutation requests right up to the day the By-law is being dealt with in Council. The Collector of Taxes reports that the balancing and preparation of the By-law has become an almost impossible task without an advanced pre-By-law cut-off date for final payment of commutation.

The Director of Finance is therefore seeking an amendment to By-law 3614, Section 51 which will allow property owners 21 days from the date of the mailing of the payment notices within which to commute the charge. This will allow approximately two weeks to deduct the commuted charges, rebalance, summarize, and prepare the By-law for Council. It should be noted that such an amendment would have no effect on a taxpayers' right to commute Local Improvement charges after the passing of the By-law.

Therefore, the Director of Finance RECOMMENDS that the Director of Legal Services be instructed to make the appropriate amendments to Section 51 of the Local Improvement Procedure By-Law No. 3614."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

CONSIDERATION

7. Civic Grant Request -
Variety Club International

The Director of Social Planning reports:

"The Variety Club is an international service organization. For a number of years, the local variety club has held a Telethon to raise funds to aid handicapped and underprivileged children. This year the Telethon will be February 11 and 12 at the Queen Elizabeth Theatre. The Telethon will last 21 hours and the funds raised will be contributed to the new Children's Hospital. Almost all technical assistance, television time, advertizing and entertainment to assist the project are being donated free of charge.

The grant request to the City of Vancouver is \$10,269. This includes theatre rental (Queen Elizabeth Theatre) \$4,445, Police Protection and Security \$5,824. Last year City Council approved a civic grant of \$4,025. The Police Protection and Security is a condition of rental at the Queen Elizabeth Theatre. This service is considered necessary since vandalism has been a problem at the theatre in the past. Part of the security is supplied by volunteers. The remainder is carried out by off duty constables from the Vancouver Police Department. The sum of \$5,824 is an estimate supplied by the Vancouver Police Department. The exact number of constables needed will be determined by the number of volunteers available nearer the date of the Telethon.

cont'd....

Clause No. 7 cont'd

RECOMMENDATION:

The Director of Social Planning recommends that \$4,445 be approved for rental of the Queen Elizabeth Theatre for the Variety Club Telethon, and that funds be made available to cover police protection and security in an amount not to exceed \$5,824.

The Comptroller of Budgets and Research advises that, if this report is approved, funding will be provided in the 1978 operating budget."

The City Manager submits the foregoing report of the Director of Social Planning for Council's CONSIDERATION, and notes that in the past, Council has not approved funds for police protection.

RECOMMENDATION8. City Hall Elevators and Elevator Maintenance

The Director of Permits and Licenses reports as follows:

"The two main elevators in the City Hall Main Building should have a major overhaul and have modern automatic control equipment installed. The present equipment is becoming increasingly more difficult to maintain because of lack of replacement parts. In addition, the elevators are manually operated and therefore elevator operators are required to be in attendance at any time that the elevators may be required. We anticipate savings in elevator operator salaries of from \$20,000 to \$33,000 per year after the elevators have been converted to automatic control.

We were advised that the cost to carry out a renovation and conversion of the elevators would be approximately \$120,000 to \$160,000 and such a sum was requested to be included in the 1977 Supplementary Capital Budget. However, the request was not included in the budget proposed by the Manager to Council, and hence was not approved by Council.

It now appears that there will be a residual balance of \$162,754 in the 1977 Supplemental Capital Reserve and I recommend that it be appropriated for overhauling the elevators.

If this work is to be done, the first step is to ask a consultant to examine the existing equipment more thoroughly and provide drawings and specifications for the work in order that competitive tenders can be obtained. Part of the commission for this consultant would also be to report on the equipment and controls of the small private elevator in the main building. The only consulting firm that we know that specializes in elevators is Keith Jenkins and Associates Ltd. We have used this firm for maintenance consulting and we are well pleased with their performance and recommend them as consultants for this project.

The fees for the consultant for his investigations, drawings and specifications for tender, on site supervision and inspections to completion of the projects would be about 8% of the elevator contract or on a straight fee basis not to exceed \$7,500. We consider that the best way to retain the consultant would be on the fixed fee basis.

I therefore recommend:

1. That Council appropriate \$162,754 from Supplemental Capital Reserve for elevator overhaul and modernization, these funds to be reserved for this project pending a final decision following a consultant's report.

cont'd....

MANAGER'S REPORT, January 6, 1978 (FINANCE: A7-7)

Clause No. 8 cont'd

2. That Keith Jenkins and Associates Ltd. be appointed to examine existing elevator equipment in the City Hall Main Building and provide drawings and specifications for tendering purposes at a cost for fees of \$7,500, to be charged against the above reserve for work on the elevators.

This report has been discussed with the Vancouver Municipal and Regional Employees Union."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Permits and Licenses.

FOR COUNCIL ACTION SEE PAGE(S) 10411

PROPERTY MATTERSRECOMMENDATION1. Consent to Assignment of Lease

The Supervisor of Properties reports as follows:

"Lot 1, Block 93, District Lot 264A and the east 33 feet of Carolina Street End plus an additional parcel is currently leased to Ernst H. Snijders for the Mount Pleasant play area, who are in occupation on the holdover (year-to-year) provision.

Application has been received from Ernst Snijders to have the subject lease assigned to the Mount Pleasant Neighbourhood House Association (Incorporated under Neighbourhood Services Association #36, Non-profit Society).

Recommended that the City consent to an assignment of the lease dated March 1, 1974 in the name of Ernst Snijders, covering Lot 1, Block 93, District Lot 264A and the east 33 feet of Carolina Street End plus an additional parcel, to Mount Pleasant Neighbourhood House Association, subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Lease renewal of Waterlot #7122 from North Fraser Harbour Commission and sublease to Rivtow Marine Ltd.

The Supervisor of Properties reports as follows:

"Victoria Drive Street End south of C.P.R. Right of Way is leased to Rivtow Marine Ltd. for twenty-one years from January 1, 1965 to December 31, 1985 for access purposes to their adjoining properties.

Waterlot 7122 fronting Victoria Drive Street End is leased from the North Fraser Harbour Commission to the City of Vancouver and Sub-leased to Rivtow Marine Ltd. for the same term, expiring on December 31, 1985; however, all terms and conditions of the waterlot lease are in turn contingent upon the head lease between the Crown and the North Fraser Harbour Commission which expired on August 21, 1972.

The North Fraser Harbour Commission have now issued a new lease to the City of Vancouver for a ten year term January 1, 1975 to December 31, 1985 on the same rental and conditions with the inclusion of a six month cancellation clause if the waterlot is required for Government or public purposes.

Rivtow Marine Ltd. have been advised of the need for a renewal under the revised conditions and they concur.

It is recommended that a new lease be entered into between the City of Vancouver and the North Fraser Harbour Commissioners for Waterlot 7122 for a ten year term commencing January 1, 1975, and further that the waterlot be subleased to Rivtow Marine Limited for a like period less one day subject to the sublessee assuming all charges for documentation and annual rentals."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd:.....

MANAGER'S REPORT, JANUARY 6, 1978 (PROPERTIES: A9 -2)

3. Earthquake Insurance - False Creek
Je Maintiendrai Home Society

The Director of Finance reports as follows:

"The Je Maintiendrai Home Society situated in Phase 1 of False Creek has requested that the City not enforce the earthquake insurance requirement in the Society's lease with the City, similar to the action that Council has taken on several others.

Council is receiving and acting on these requests as they come in one by one, rather than providing blanket approval, because I feel that it is in the City's best interests to retain the clause requiring earthquake insurance in the leases in order that Council keeps open the option of requiring such insurance in the future, and also, that earthquake insurance may remain on those developments that can afford it or do not for other reasons wish to request non-enforcement of the clause in the lease at this time.

I recommend that the request of the Society be acceded to."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

4. Assignment of lease by H. Haebler Co. Ltd. to Laurel Park Investments Ltd.

The Director of Finance reports as follows:

"On October 13, 1977 the City concluded a Ground Lease of Lot C, Block 296, District Lot 526, Plan 16894 with H. Haebler Co. Ltd., the lessee, pursuant to which 50 residential units were constructed at 7th Avenue and Laurel Street. H. Haebler Co. Ltd. now wishes to assign its interest in the lease to a holding company, Laurel Park Investments Ltd. H. Haebler Co. Ltd. is not in breach of any of the covenants of the lease.

It is recommended that the City consent to an assignment of the Ground Lease by H. Haebler Co. Ltd. to Laurel Park Investments Ltd. subject to the assignment documents being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

5. Rent Review - City Lot S.E. Corner of Terminal Avenue and Columbia-Quebec Connector

The Supervisor of Properties reports as follows:

"Lot 1, District Lot 2037, is leased to Elie Gareb for 5 years from February 1, 1975. The rent was subject to review as of August 1, 1977.

It comprises 29,708 sq.ft. and is zoned M-1 Industrial. The lessee has blacktopped and fenced the lot and constructed a small office. It is utilized as a storage area for impounded vehicles.

The lessee has sub-leased the lot (except for 2 parking stalls) to Autow Services Limited. The sub-lease was approved by Council June 29, 1976.

cont'd.....

MANAGER'S REPORT, JANUARY 6, 1978 (PROPERTIES: A9 -3)

Clause No. 5 continued:

After negotiation the lessee's legal representative has advised that his client will agree that the rent for the period August 1, 1977 to January 31, 1980 be increased from \$505.00 per month inclusive of taxes as if levied to \$1,250.00 per month inclusive of taxes as if levied.

It is recommended that effective August 1, 1977 the rent be increased to \$1,250.00 per month inclusive of taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Renewal of Lease - portion of Heatley Avenue
under the Heatley overpass

The Supervisor of Properties reports as follows:

"On October 31, 1972, City Council adopted the recommendation of the City Engineer contained in the Board of Administration report, October 27, 1972, whereby the open portion of Heatley Avenue below the Heatley Overpass, be closed, stopped up and leased to the owner of Lot A, Block 44, D.L. 181 until October 31, 1977.

The Lessee, C. Hodgson, has requested renewal for a further five year term in accordance with the option clause included in the initial lease, and has agreed, after negotiations, to an increase in rental from \$33.00 per month to \$140.00 per month commencing November 1, 1977, without option for further renewal and subject to the following conditions:

- (a) The term to be for five years subject to renewal and subject to a 90-day notice of cancellation if the area is required for municipal purposes.
- (b) The lease area to be used only for the parking of a maximum of eight cars.
- (c) The rental to be \$140.00 per month for the term and subject to review on subsequent renewals.
- (d) Ingress and egress to be to the satisfaction of the City Engineer.
- (e) The lease area to receive an asphalt surface.
- (f) The lease area to be kept in a neat and tidy condition at all times.
- (g) The lessee to assume all liability in respect to the use of occupancy including objects falling from the overpass and to carry public liability in an amount of not less than \$40,000.00.
- (h) The leased area to be temporarily vacated on 24-hour notice when maintenance work is required on the overpass.

cont'd.....

MANAGER'S REPORT, JANUARY 6, 1978 (PROPERTIES: A9 -4)

Clause No. 6 continued:

It is noted that the rental set in 1972 was calculated at a reduced rate to allow the tenant to recapture his development costs in the first five year term. The parking is used for employees.

Recommended that the open portion of Heatley Street below the Heatley overpass south of Alexander Street be leased to the owner of Lot A, Block 44, D.L. 181 on the foregoing basis, subject to an agreement satisfactory to the Director of Legal Services and the City Engineer.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 12

MANAGER'S REPORT

January 5, 1978

TO: Vancouver City Council

SUBJECT: Capilano Stadium Renovation

CLASSIFICATION: Consideration

The City Manager reports as follows:

"In December, Mr. Harry Ornest negotiated with the Parks Board a possible lease for the stadium in order to bring Pacific Coast League Baseball ("Triple A") to Vancouver in April 1978.

Those negotiations were suspended when it was discovered that the cost of providing lighting for the stadium would be \$350,000 instead of the estimated \$100,000. At that time, Mr. Ornest requested a meeting with me to discuss possible new approaches to Council and to the Parks Board.

As a result a new proposal has now been received, which requires the City to spend \$350,000 to upgrade the lighting and Mr. Ornest's organization to spend an estimated \$200,000 to renovate the stadium. If the venture is successful, both parties will be able to recoup their investment from a 10% portion of ticket sales.

In the event that the venture is a complete disaster, Mr. Ornest's organization will have lost their \$200,000 and other investments, while the City will have spent \$350,000 and end up with a facility renovated at a total cost of \$550,000. It would presumably be more useful for amateur and other uses. On the other hand, the Parks Board would not have placed such an expenditure as the highest priority.

The Superintendent of Parks Board advises that the security and maintenance costs under this proposal would not be greater than that now spent in the existing facilities.

Details of the proposal are as follows:

- 'a) Vancouver PCL Baseball ownership to expend, in the form of prepaid rent, funds necessary to "restore" Stadium to PCL standards.
EXPENDITURES by Baseball Club to include:
 - FENCING, ELECTRONIC SCOREBOARD, NEW and REPAIRED SEATING for grandstand, additional bleachers to increase Stadium capacity, upgraded dressing rooms for professional clubs, new concession stands, upgraded press box, ticket booths, AND any other improvements considered necessary after consultation with the Parks Board.
- b) BASEBALL CLUB will pay electric utility costs, staffing costs and other PCL game expenses, while City will be responsible for maintenance of lighting etc., care of outfield grass, security and full maintenance during NON-BASEBALL season.
- c) BASEBALL CLUB will control and operate concessions, parking and advertising and be responsible for infield maintenance.
- d) AMATEUR BASEBALL will have use of Stadium for scheduled games at terms not to exceed PCL Club's out-of-pocket costs. PCL Club, as Lessee, will cooperate, in every way possible, to encourage and enhance the amateur baseball program.
- e) LEASE to Vancouver PCL Club would be for FIVE years, plus FIVE YEAR OPTION. RENTAL FORMULA will result from BASEBALL CLUB'S Stadium capital expenditures (plus reasonable "interest" rates) as a credit against rental terms of 10% of gross ticket sales or \$15,000 per year--whichever rental gross is larger.'

I understand that the proposal will be considered by the Parks Board on January 9, and their reaction will be available to Council on January 10. If the renovations are to take place by April 1978, decisions by Parks Board and Council cannot be delayed.

cont'd....

January 5, 1978

If Council wishes to approve this proposal the only appropriate funding for the \$350,000 would be the 1978 Supplemental Capital Budget.

The Director of Finance is already aware of commitments and requests totalling more than the \$8 million which was budgetted for Supplemental Capital last year. However, Council has the prerogative to set the priority of capital items. Furthermore, the total sum allocated to Supplemental Capital is at the discretion of Council when they review the Revenue Budget in March 1978.

Consideration has been given to applying for a one-third contribution from the Provincial Recreational Facilities Fund, but since this would probably be at the expense of other contributions expected by the City, there would be no net gain.

Thus the \$350,000 required is not readily available, but can be allocated for this purpose if Council deems it important.

The City Manager submits the acceptance of Mr. Ornest's proposal for Council's CONSIDERATION, and advises that any acceptance be subject to a contract being drawn up satisfactory to the Director of Legal Services, and that any option to renew the lease be subject to renegotiating terms of the lease."

DELEGATION REQUEST THIS DAY: Mr. Harry Ornest

FOR COUNCIL ACTION SEE PAGE(S) 12

MANAGER'S REPORT

January 6, 1978

TO: Vancouver City Council

SUBJECT: Greater Vancouver Floating Home Co-Operative
False Creek-Area 6 - Phase I, Amendment to Sub-lease.

CLASSIFICATION: RECOMMENDATION

The False Creek Development Consultant reports as follows:

Purpose

The purpose of this report is to recommend an amendment to the water-lot sub-lease of the Greater Vancouver Floating Home Co-operative, whereby the Co-operative would undertake to maintain in good repair and maintain public liability insurance and fire insurance on the waterfront walkway to be constructed at City expense within the water lot and whereby the Co-operative would add additional floats to its marina.

Background

A waterfront walkway has been envisaged from the beginning of the project at Caesar's Bridge in the Spruce Neighbourhood. Accordingly, a budget of \$67,000 (excluding fees) was identified in the Front End Expenses for the capital cost of the walkway.

The waterfront walkway has varied in form and nature as a variety of proposals for the commercial/residential development and the marina were examined.

Finally, on July 11, 1977, the Development Permit Board approved a design for the residential/commercial development at Caesar's Bridge, subject to certain conditions, one of which was that an agreement must be made satisfactory to the Director of Planning, Director of Finance and the City Engineer regarding construction, maintenance and public liability of the waterfront walkway. It should be noted that the public waterfront walkway, as proposed, is entirely within the water lot leased by the City from the Province and sub-leased to the GVFH Co-operative.

Also in July, 1977, the Development Permit Board approved an application by the GVFH Co-operative to amend the layout of its proposed marina to include 40 liveaboard and 60 recreational berths from an original 88 liveaboard berth marina.

Current Position

The GVFH Co-operative now has 40 liveaboard members and a high percentage of recreational boat members, all of whom have paid the appropriate deposits. The City has signed a lease for the water lot from the Province and has in turn sub-leased the water lot to the GVFH Co-operative in accordance with the terms approved by City Council on October 19, 1976 and August 23, 1977.

The GVFH Co-operative has signed construction contracts for its marina, piles have been driven on site, floats have been manufactured and delivered to site and full occupancy of the marina is expected on March 31, 1978.

In late Fall, 1977 it became clear that the on-shore commercial/residential development would not be constructed in time for the opening of the marina. Since access to the marina was proposed by an easement through the commercial/residential development and because it is imperative, due to the design of the marina and the walkway, that the walkway be constructed at the same time as the marina, alternative solutions had to be found.

Consequently, a number of meetings and negotiations have occurred between the False Creek Development Group, Director of Finance, City Engineer and Greater Vancouver Floating Home Co-operative with a resulting formula that will allow the public waterfront walkway to be constructed to give access also to the marina prior to its occupancy by March 31, 1978.

The principal points agreed to are:

1. That the City of Vancouver will appoint Jim White Partnership (a Consultant retained by the GVFH Co-operative) for the purpose of designing the Boardwalk for a fee of \$3,350. and that the capital cost of the Boardwalk to the City of Vancouver will not exceed \$67,000.00 (excluding fees). The Architect will design the Boardwalk so that it will be 8'0" minimum in width and that it will accommodate wheelchairs, particularly with respect to safety and viewing for handicapped people which may be achieved by plastic or glass or nothing between rails. However, it is agreed that the most important design consideration is to build the Boardwalk so that maintenance costs will be nominal and that it will have a projected 50 year life span.
2. That the Co-operative will construct the Boardwalk to the design prepared by the Jim White Partnership and approved by the False Creek Development Group with advice from the City Engineer. Upon substantial completion of the Boardwalk, the City shall pay to the Co-operative the cost of the Boardwalk up to a maximum of \$67,000.00 as the City's single and final contribution.
3. That the Co-operative agrees to maintain the Boardwalk in good repair for the unexpired portion of its water lot lease and will allow free and unlimited access to the general public to the Boardwalk, and will not construct or place any barrier or structure on the Boardwalk without permission of the City of Vancouver. Further, by amending the sub-lease to include the Boardwalk, all of the clauses which protect the City including insurance, indemnification, repairs and maintenance will apply to the Boardwalk.
4. That the Co-operative has applied for the necessary amendment to its Development Permit to build additional floats, an increase of some 10% in total available moorage, it being acknowledged that all the relevant City Departments have reviewed and approved in principle these additional floats, and that the Planning Department is now in the process of reviewing these plans to formalize the approval. Further that the False Creek Development Group will actively endorse and assist the Co-operative in obtaining this necessary amendment to the Development Permit.
5. That in consideration of Items 3 and 4 of this agreement, the Co-operative will agree to revise the sub-lease and will pay annually to the City of Vancouver, being the amount to be paid to the Province, 8½% of the gross revenue generated by the additional floats, in accordance with terms set out in the sub-lease for the remainder of the sub-lease. The City of Vancouver will forego the 2% of the gross revenue generated by the additional floats (it being noted that this amounts to approximately \$365 per annum).

The Director of Planning, with advice from the City Engineer, Director of Social Planning and Director of Finance, has approved the amendment to the Development Permit subject to certain conditions, the principal condition being that satisfactory evidence is provided that the City be indemnified against liability and maintenance costs of the public walkway.

Recommendations

It is recommended that:

1. The public waterfront walkway be constructed by the Co-operative for a maximum capital cost to the City of \$67,000.00 (excluding fees), the source of funds has already been provided for in the False Creek Capital Budget-Engineering/Open Space account.
2. The Director of Legal Services be requested to amend the sub-lease between the City and the Greater Vancouver Floating Home Co-operative, taking into account Items 2 to 5 in this report.

The City Manager RECOMMENDS approval of the recommendations of the False Creek Development Consultant.

FOR COUNCIL ACTION SEE PAGE(S) 13

LAW DEPARTMENT

January 6, 1978.

To: Vancouver City Council

SUBJECT: Assessment: Business Tax Appeals in
Relation to NHB Piers.

CLASSIFICATION: Recommendation.

The Director of Legal Services submits the following report:

For some years, the City has been involved in litigation with respect to the assessability for business and real property taxes of the operators of several NHB piers being described over the years as Ballantyne Centennial LaPoint and Vanterm. Decisions to date have held that the operators are not assessable as occupiers in that the occupation is not exclusive. The decision with respect to business tax is being appealed and it is recommended that the decisions with respect to the real property assessments contained in the decision of the Assessment Appeal Board dated December 1977, be appealed.

It is further recommended that in the event the Assessor determines that the occupiers should be shown on the roll as exempt in 1978, City appeal the decisions of the Assessor."

FOR COUNCIL ACTION SEE PAGE(S) 13

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

DECEMBER 15, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, December 15, 1977 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

ALSO
PRESENT : Alderman Marzari (Items 1, 2 and 3)

CLERK TO THE
COMMITTEE : M.L. Cross

RECOMMENDATION

1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, reported verbally on the following major development permit applications:

- (a) DPA #79258 - False Creek Area 10 A - erect office building with restaurant - two levels of parking - two levels of commercial;
- (b) DPA #79387 - 1934 Barclay Street - erect 4 storey (approx. 44') 12 dwelling unit townhouse complex - 12 underground off-street parking spaces;
- (c) DPA #79463 - 1080 Pacific Street - erect 3 storey 56 dwelling unit apartment building - 28 one bedroom, 22 two bedroom, 6 three bedroom - 66 underground parking spaces.

RECOMMENDED

THAT the verbal status report on major development permit applications be received.

2. Status of Rezoning Applications

The Committee considered the monthly status of rezoning applications for the month of November, 1977 (on file in the City Clerk's office).

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of November, 1977 be received.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 December 15, 1977

(I-2)

3. Rezoning Application - 14th Avenue and Nootka Street

The Committee considered a report of the City Manager dated December 7, 1977, forwarding a report of the Director of Planning dated December 6, 1977 (copy circulated).

A report of the Director of Planning advises that the Greater Vancouver Housing Corporation (GVHC) submitted an application to rezone the site at 14th Avenue and Nootka Street to CD-1 for the purpose of constructing a 48 unit 3 storey residential development for handicapped individuals and their families. The report provides:

- Background on the site which was originally proposed in 1972 for family housing.
- A site analysis of the surrounding area.
- Calculations of the proposed development.
- Comments of the City Engineer, Fire Chief, in-house Urban Design Group and the Urban Design Panel.

In order to define concerns to Council and the GVHC the Planning Department undertook a three-part analysis:

- (i) Analysis of the proposed form of development.
- (ii) Cost benefit analysis to determine the effect of redesigning the density of the proposed development.
- (iii) Development of parameters for a revision of the proposal.

The Planning Department had discussed with the GVHC a number of alternative development proposals which would make provision for handicapped individuals. These concepts were rejected because of financing and physical needs of the handicapped.

The Director of Planning has prepared a set of guidelines and regulations as parameters for consideration of a revised scheme under the same rezoning application. The parameters are based on the following requirements:

- a) A maximum floor space ratio of 0.75.
- b) A maximum of 40 dwelling units.
- c) A maximum of three storeys and 30 feet in height, measured from laneway.
- d) Minimum parking requirement one space for every two dwelling units (based on provisions for low income housing) and an appropriate loading zone for Easter Seal Bus.
- e) A 16 foot wide fire truck access to be provided along the southern portion of the site.

Through the guidelines and regulations the Planning Department believes the livability of the development can be improved and the reduction in density would better integrate the development into the existing community. The Director of Planning recommended:

- (i) That this rezoning application be not approved.
- (ii) That a revised scheme of development could be considered under the same application in accordance with a rezoning to CD-1 and the parameters set out in this report.

The City Manager endorsed the recommendations of the Director of Planning.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 December 15, 1977

(I-3)

Clause No. 3 continued:

Mr. W. Casson, Director of Housing, GVHC, expressed concern at the design comments on the proposed form of development i.e., the statement, "The overall design of the proposal creates a residential environment which is institutional in nature providing long corridors from which feed a series of doors to the individual units." Mr. Casson advised that the long, narrow site, 428 ft. x 121 ft. would presuppose a long, narrow building. The corridors are 6 ft. wide added to which each unit entrance is recessed to break up the corridor length and provide individuality to each unit. With respect to the Planning Department's suggestion of a 0.75 FSR Mr. Casson indicated that without the extra square footage of ramps, wider corridors and recessed entrance to each unit the proposed FSR of 0.874 would be reduced close to 0.75.

In answer to a question as to why the density is not reduced and a higher subsidy applied for, Mr. Casson advised that if the senior governments see too great a subsidy they might not proceed with funding the project.

It was suggested that the rezoning application be allowed to proceed to Public Hearing and in the interim Mr. Casson could investigate a change in density and further subsidies. If the main concern at Public Hearing is density Council can decrease the FSR by 10 per cent.

After a lengthy discussion, the Committee

RECOMMENDED

THAT the application to rezone the site at 14th Avenue and Nootka Street proceed to Public Hearing.

(Aldermen Brown and Puil wished to be recorded as opposed.)

4. A Study to Determine Development Policies for Kingsway

The Committee considered a report of the City Manager dated December 7, 1977 (copy circulated).

At the Committee meeting on October 20, 1977 when the Director of Planning presented his status report on rezoning applications, concern was expressed with respect to the numbers of rezoning applications and zoning inquiries for lands along the eastern portion of Kingsway (Vancouver).

The Committee recommended:

'THAT the Director of Planning in co-operation with the City Engineer prepare a report on various options for a study with respect to the effects of changes in land use, traffic, transit, etc. on the area along Kingsway from Boundary Road to Rupert Street.

'THAT the Director of Planning place a hold on the processing of the rezoning applications indicated on the map submitted, until such time as the report from the Director of Planning and City Engineer is received.'

This recommendation was approved by City Council on November 8th after hearing a delegation from Mr. M. Katz, Architect.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 December 15, 1977

(I-4)

Clause No. 4 continued:

The study would have to analyze:

Existing Land Use and Traffic Factors

- (a) Land Use inventory.
- (b) Traffic volume and capacity.

Existing Issues

- (a) Development potential in terms of land use/density and traffic generation.
- (b) Impact of B. C. Tel development.
- (c) Impact of numerous zoning inquiries.
- (d) Compatibility and problem of interface between commercial and residential.
- (e) Noise and other environmental factors.
- (f) Conflict between through and local traffic.
- (g) Conflict between Pedestrian and Automobiles.
- (h) Street and Intersection Designs.

Possible Future Impacts

- (a) Burnaby Regional Town Centre development.
- (b) Future function of Boundary Road.
- (c) Impact of L.R.T. route and station generation on land use/traffic use buses.
- (d) Proper future role of Kingsway routing i.e, traffic artery vs. shopping vs. offices vs. residential.

Broad future alternatives for considerations

A number of alternatives will be outlined and will form the basis for discussion, evaluation and resolution of policies for Kingsway.

The cost of a consultant to do the study would be \$30,000 to \$40,000. A second alternative would be to assign an inter-departmental Task Force from the Engineering and Planning Departments (and other departments where desirable) in an intense analysis for four to six weeks after the basic inventory. Any special experts if required could be financed from existing consultative accounts. The Director of Planning recommended that the process and timing be as follows:

- (i) The month of January would be used to draw up the terms of reference and produce the necessary base maps and information for the study such as ownership, land use, zoning, traffic volumes, etc.
- (ii) From February to mid-March intense activity of the Task Force would take place. The Departments would submit a report to Committee with their comments and disband the Task Force.
- (iii) The above report would be submitted at the end of March to a joint meeting of the Transportation and Planning & Development Committees with a recommendation to hold a public information meeting approximately mid April.
- (iv) Invite the views and briefs from interested groups and individuals deemed affected by proposals.
- (v) The City Engineer and Director of Planning would report back by the end of May with their recommendations.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 December 15, 1977

(I-5)

Clause No. 4 continued:

The City Manager endorsed the above Task Force approach and programme.

Mr. M. Katz stated that he had attempted to find suitably appraised, serviced land for lower cost housing. Kingsway seemed a suitable area where there was an opportunity of using economical land to build commercial at street level and affordable housing above. Mr. Katz stated he did not believe it was correct for the City to hold up the development of an area while planning studies were being done.

The City Manager circulated a letter dated December 13, 1977 from Mr. K. Smith, President, Calling Foundation, (copy circulated) concerning property at the southwest corner of School and Tyne included in the "freeze". The Chairman advised that the property was rezoned for senior citizens housing and a personal care home and as the present developer wants to develop townhouses and apartments there is a change of use and the matter has to go to Public Hearing, thus the application is included in those to be held.

The Committee,
 RECOMMENDED

- A. THAT the Task Force approach and programme outlined in the report of the City Manager dated December 7, 1977 for a study to determine development policies for Kingsway, be approved.
- B. THAT the Director of Planning continue to place a hold on the processing of the rezoning applications outlined to the Committee at its October 20th meeting.

5. Proposed rezoning at 3090 Kingsway

The Committee considered a report of the City Manager dated December 8, 1977 (copy circulated).

On November 8, 1977 when Council considered recommendations of the Planning and Development Committee with respect to placing a hold on rezoning applications along Kingsway, a question was raised regarding the application at 3090 Kingsway. The Director of Planning was requested to report on the status of the application.

The Director of Planning advised that the purpose of rezoning the above site from RS-1 and RT-2 to CD-1 was to permit a 100 unit motel development to include 84 sleeping rooms and 16 dwelling units in five separate buildings. The Director of Planning noted that the proposal would constitute a major development projecting into a residential area, causing additional traffic and having a significant effect on the livability of the immediate area. The application should not be addressed on an ad-hoc basis.

The Director of Planning recommended that the rezoning application remain on hold. The City Manager endorsed this recommendation.

Mr. D. Sair advised that there are very few other areas in the City that would lend themselves to motel accommodation. Most of the area along Kingsway is commercial. Council should encourage redevelopment of older developments. Mr. Sair indicated that after the Urban Design Panel recommended 'that the rezoning application be approved but the design as presented was unacceptable', he went to the expense of having revised drawings prepared. The option on the property is running out and Mr. Sair indicated it was an injustice that he had to wait a third time while a study is under way.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 December 15, 1977

(I-6)

Clause No. 5 continued:

The Committee,

RECOMMENDED

THAT the processing of the rezoning application for 3090 Kingsway continue to be held.

6. Office development in C-2 Districts

The Committee considered a report of the City Manager dated December 1, 1977 (copy on file in the City Clerk's office) in which the Director of Planning responds to Council resolution of March 8, 1977 requesting him to withdraw a text amendment application which would permit office as an outright use in C-2 districts, and to report back in 6 months time on trends in C-2 office developments.

The Director of Planning indicates there has been an increased office development interest for various reasons. It may only be momentary and office development permits may return to previous levels. It is essential to continue evaluating the C-2 office situation to determine how many of the current approved development permits actually result in building permits and completed projects.

The Committee,

RECOMMENDED

THAT no action be taken at this time but that the Director of Planning be instructed to continue monitoring office development activity in C-2 districts and report again in approximately six months.

7. Kitsilano Local Area Planning Programme Summary

The Committee considered a report of the City Manager dated December 6, 1977 (on file in the City Clerk's office) in which the Director of Planning advises that in May, 1974, City Council initiated a Local Area Planning Program in Kitsilano. Policy Plans for each sub-area within Kitsilano were prepared and adopted by City Council.

Finalized, simple to understand copies of the various Plans were never made available to those who were largely instrumental in their creation, namely the residents of Kitsilano. The Plans as adopted by City Council were always in the form of reports too large and complicated for public distribution.

Now that the intensive staff involvement in planning in Kitsilano has ceased, it is felt to be appropriate to send a summary of the activities and results of the Planning Program to all residents in Kitsilano. A brochure (on file in the City Clerk's office) has been prepared to summarize the Plans as adopted by City Council in an interesting and easy to understand format. These brochures will be sent to all households in Kitsilano and extra copies will be available from the Planning Department.

Mr. D. Rudberg, Assistant City Engineer, Traffic, noted that many of the Plan Policies contained in the brochure had only been approved by Council in principle. Plan Policy 18 in the Kitsilano Point Plan -- "Fir Street should be extended north to provide a link with the City marina on False Creek and Planetarium complex." -- is an example of a policy adopted in principle only. The brochure contains several more.

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Report to Council
 Standing Committee of Council
 on Planning and Development
 December 15, 1977

(I-7)

Clause No. 7 continued:

The Committee,

RECOMMENDED

THAT the report of the City Manager dated December 1, 1977 be received.

8. Kitsilano N.I.P. - Nasaika Housing Co-operative

At its meeting on December 8, 1977 the Committee deferred consideration of this matter pending further information on household and income mix and financing of the proposal.

The Committee considered the following:

- a) Extract from the report of the Standing Committee on Planning and Development dated December 8, 1977 (copy circulated).
- b) Manager's report dated November 30, 1977 (copy circulated).
- c) Letter dated December 13, 1977 from Mrs. M. Fournier, Treasurer, Nasaika Housing Co-operative (copy circulated).

In the Manager's report the Director of Planning recommended sale of the property to the Nasaika Co-op for a total price of \$160,000 and the transfer of \$100,000 from the proceeds of the sale to the Kitsilano Community Centre project. He also recommended that a special account be established for the remainder of the proceeds of the sale to be used for further recreational, social or housing projects in Kitsilano. The tenants in the existing houses would be given notice to vacate and the houses would be demolished.

The City Manager noted that the residents nearby this proposed development have been notified by mail and will have an opportunity to register any concerns they may have via the development permit process. The recommendations in the report are subject to approval of the development permit application and on this basis the City Manager endorsed the recommendations of the Director of Planning.

The Chairman advised that the Kitsilano Local Area Planning Committee at its meeting on December 14, 1977 also endorsed the recommendations of the Director of Planning.

After discussion, the Committee

RECOMMENDED

- A. THAT the sale of Lots 28 to 31 (inclusive), Block 216, District Lot 526 to the Nasaika Co-op for a total price of \$160,000 under the conditions set out in Section 6 of the report of the City Manager dated November 30, 1977, be approved.
- B. THAT the transfer of \$100,000 from the proceeds of this sale to the Kitsilano Community Center project (Account #809-533) be authorized.
- C. THAT the establishment of a special account into which the remainder of the proceeds of this sale will be placed be approved, such money pending approval by the

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
December 15, 1977

(I-8)

Clause No. 8 continued:

senior governments of the final claims for their cost sharing for both the Kitsilano and Cedar Cottage NIP programs, to be used for further recreational, social or housing projects in Kitsilano as determined by City Council on the advice of civic staff and the Kitsilano Citizens Planning Committee and/or other representatives of the Kitsilano Community.

- D. THAT the tenants in the existing houses be given notice to vacate and that the houses be demolished.

(Alderman Kennedy wished to be recorded as opposed.)

The meeting adjourned at approximately 4:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 9, 14 & 15

REPORT TO COUNCILCOUNCIL COMMITTEE ON THE ARTS

January 4, 1978

A meeting of the Council Committee on the Arts was held on Wednesday, January 4, 1978, at 9:00 a.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown (Chairman)
Alderman Marzari
Dr. G. Andrew
Ms. N. Baird
Mr. B. Carey
Mr. J. Dayton
Mr. B. Freschi
Mr. C. Wootten
Mr. N. Young

ABSENT: Alderman Gibson
Mr. L. Lauk
Dr. D. McGann
Mrs. D. Shadbolt

ALSO

PRESENT: Mr. F. Bowers, City Manager
Mr. E. Fladell, Social Planning Department
Ms. F. Fitzgibbons, Social Planning Department

CLERK: G. Barden

RECOMMENDATION1. Carnegie Library Mural on Hoarding

The Committee considered the attached Manager's report dated December 30, 1977, wherein the Director of Social Planning reported on a proposed mural to be painted on the hoarding surrounding the Carnegie Library development. It is planned to involve local area residents and school children in determining the subject matter of the mural and painting of individual panels under the supervision of professional muralist Frank Lewis. Mr. Lewis supervised the Daon mural at Burrard and Pacific Streets and also happens to live within a few blocks of the Carnegie building.

The Committee was enthusiastic about the proposed mural and the plan to involve local area residents, and further expressed its appreciation of the fact that the mural would be co-ordinated by a professional so that a high standard mural would result.

It was suggested that graphics be made of the panels for distribution to schools and to publicize the Carnegie Library, and the local newspapers be encouraged to photograph the murals.

Following further discussion, it was

RECOMMENDED

THAT the City Council approve \$5,500 in the Director of Social Planning's budget in advance of the 1978 budget for a mural to be painted on the hoarding surrounding the Carnegie Library development.

FOR COUNCIL ACTION SEE PAGE(S) 15